



**Unit 5 Ravens Court, Eagle Business Park, Yaxley
PE7 3WL**

801.118819

Eddisons

5 RAVENS COURT

EAGLE BUSINESS PARK, YAXLEY, PETERBOROUGH PE7 3WL



Agreement

To Let



Detail

Industrial



Rent

£ 18,350 pax



Size

181.16 sq m (1,950sq ft)



Location

Yaxley PE7 3WL



Property ID

801.118819

For Viewing & All Other Enquiries Please Contact:



GAVIN HYNES MRICS
Regional Managing Director

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HATTIE GULLAN-WHUR
Surveyor

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Property

The property comprises a modern end of terrace light industrial unit of steel portal frame construction. The unit benefits from a reception/ office space, WC and a first floor office with LED lighting throughout. The unit is open plan with an electric roller shutter door. The unit is in a gated and fenced estate with 4 allocated spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area		
Width	12.01 m	
Depth	13.42 m	
Ground Floor	1,735 sq ft	161.19 sq m
First Floor office	215 sq ft	19.97 sq m
Total GIA	1,950 sq ft	181.16 sq m

Energy Performance Certificate

Rating: B (30)

A copy of the certificate is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Business Rates

Charging Authority: Huntingdon District Council
Description: Workshop and Premises
Rateable Value: £13,750

Business rates are normally payable at 49.9 pence in the pound on the rateable value, excluding any transitional arrangements or other reliefs which may be applicable. For further information, please contact the Charging Authority.

Please note that the above figures are for the year ending 31st March 2026. A rating revaluation comes into effect at that date, and these figures will change – further details on request from the agents

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£18,350 per annum exclusive

Estate Charge

An Estate Charge is levied for the upkeep and maintenance of the development. Details on request from the letting agents.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

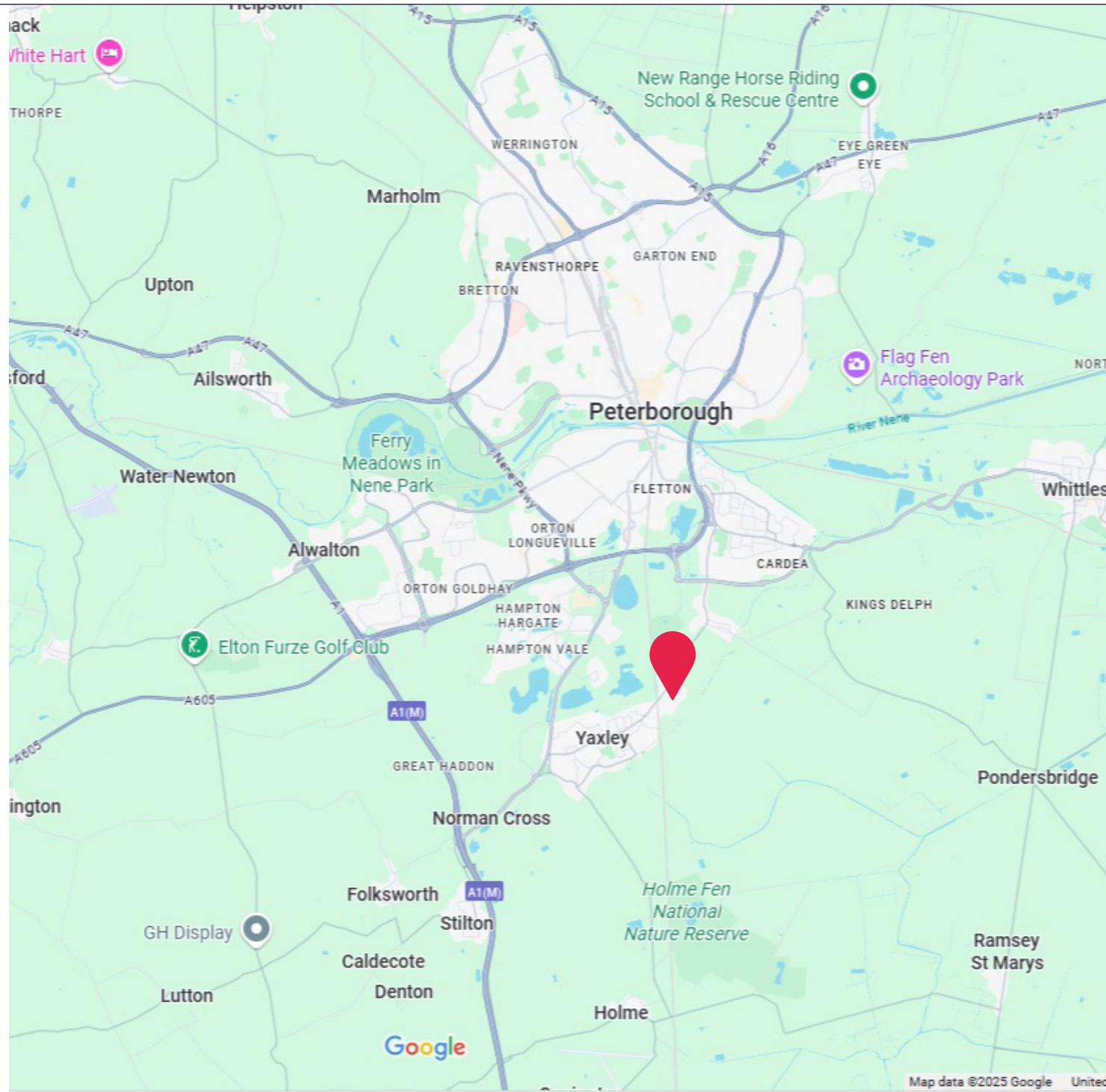
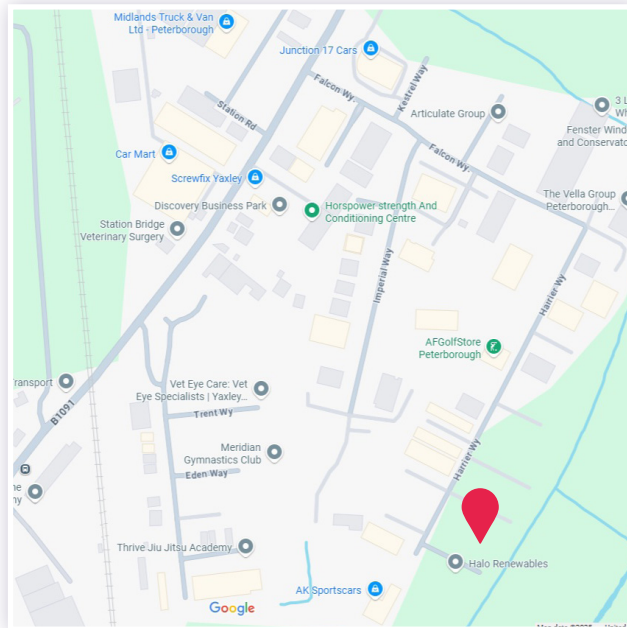
Anti-Money Laundering

Prospective Tenants will be required to provide ID Documentation and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Ravens Court is situated within Eagle Business Park. It is located on the north-eastern side of Yaxley, approximately 3 miles from J16 of the A1(M) at Norman Cross, with the Peterborough Parkway system being located approximately 3 miles to the north.

Eagle Business Park is a modern 30+ acre trade counter, industrial warehouse and mixed-use estate. Nearby occupiers include Screwfix, Howdens, Junction 17 Cars and many others.







Site plan

