

# INDUSTRIAL WAREHOUSE

To Let



7 & 8 Peregrine Court, Eagle Business Park  
Yaxley, Peterborough PE7 3WG  
801.1221168



# 7 & 8 Peregrine Court

Eagle Business Park, Yaxley, Peterborough PE7 3WG



## Agreement

To Let



## Detail

Industrial Warehouse



## Rent

Negotiable



## Size

734 sq m (7,900 sq ft)



## Location

Yaxley, Peterborough



## Property ID

801.1221168

**For Viewing & All Other Enquiries Please Contact:**



## Stephen Hawkins

Consultant

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## Oliver Leaf

Graduate Surveyor

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## Property

The unit comprises a linked attached modern light industrial unit of steel frame construction under pitched insulated steel deck roof with roof lights, clad in coated steel cladding with feature entrance areas. The unit benefits from

- Eaves height to approximately 8.1m
- 2 electrically operated loading doors
- LED lighting throughout together with CCTV, fibre broadband and fire alarm system
- 2 entrance facilities
- Good quality entrance reception, second office, WC facilities including disabled and kitchenette / rest area

## 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	m <sup>2</sup>	ft <sup>2</sup>
Gross internal area	734	7,900

## Energy Performance Certificate

B (32) valid to 18 September 2034. A copy of the certificate is available upon 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.

## Rates

**Charging Authority:** Huntingdon Council  
**Description:** Warehouse and Premises  
**Rateable value:** £52,500  
**UBR:** 0.546  
**Period:** 2025–2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available by way of assignment of the existing lease OR by way of new lease, term by negotiation. Further details available from the agents

## Rent

By negotiation.

## Service Charge

A service charge is levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will be charged on the rent.

## Legal Costs

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

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

Peregrine Court occupies a prominent position with an extensive frontage on the outskirts of Yaxley. This location is approximately 3 miles from Junction 16 of the A1(M) at Norman Cross with access to the Parkway system around Peterborough being approximately 2 miles to the northeast.





