

TO LET / FOR SALE - INDUSTRIAL / INDUSTRIAL / STORAGE / INDUSTRIAL /
WAREHOUSE

UNITS 20-21 ENTERPRISE WAY

Enterprise Park, Yaxley, Peterborough, PE7 3WY



Key Highlights

- 2,292 to 4,643 sq ft
- Brand new industrial units
- Prominently location at entrance to the Estate
- Planning for B2 and B8 uses
- Freehold & leasehold options
- Suitable for light industrial, warehousing, trade counter/showrooms, leisure & retail
- High specification

SAVILLS Peterborough
Stuart House
Peterborough PE1 5DD
01733 344414
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Description

Enterprise Park is a new industrial/warehouse development with 32 units already completed with a further 12 units due for completion shortly. Units 20-22 Enterprise Way are the latest phase.

Each unit will be of steel portal frame construction with 6m eaves, electric loading doors, LED lighting throughout, fibre connection and an office, WC and first floor windows. Car parking immediately adjacent to the units.

Location

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

The site has direct access to Broadway and is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approx 2 miles to the north-east. The site is serviced by a main bus route and is adjacent to Eagle Business Park a modern 30+ acre trade counter, industrial, warehouse and mixed use estate. Nearby occupiers include Screwfix, Junction 17 Cars, Howdens and many others.

Viewings

Strictly by appointment with joint agents Savills and Eddisons.

Terms

Units are available for sale freehold and to let on terms to be agreed. VAT will be payable on both prices and rent. A service charge will be payable for the upkeep and maintenance of the communal areas of the estate.

Services

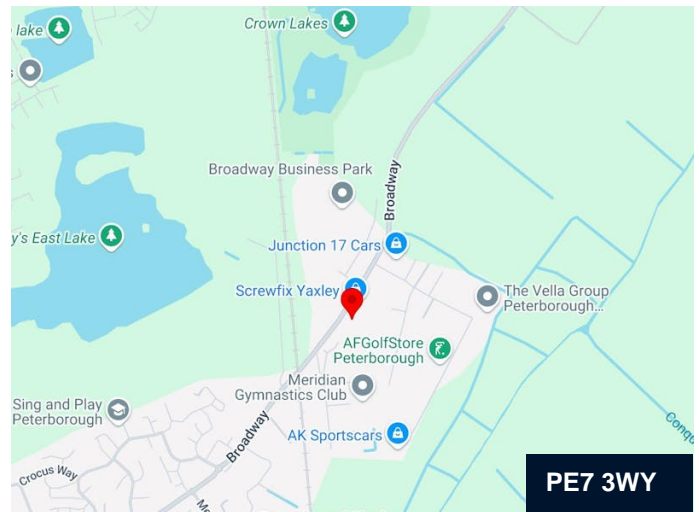
Mains electricity and water will be made available. Services will depend on the final specification agreed.

EPC

EPC's will be commissioned upon practical completion.

Business Rates

The units will be assessed upon completion.



Contact

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Energy performance certificate (EPC)

20 Enterprise Way Enterprise Park Yaxley Peterborough PE7 3WY	Energy rating	Valid until: 10 November 2034
	B	Certificate number: 5280-3566-0952-4934-2539

Property type	Storage or Distribution
Total floor area	202 square metres

Rules on letting this property

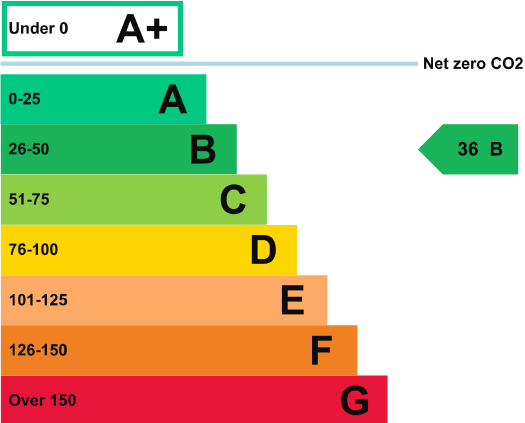
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	15 A
If typical of the existing stock	59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	4.38
Primary energy use (kWh/m ² per year)	47

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7630-4893-9232-9499-9277\)](/energy-certificate/7630-4893-9232-9499-9277).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	William Simpson
Telephone	01522797344
Email	william@barlingskwa.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/014130
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2024
Date of certificate	11 November 2024

Energy performance certificate (EPC)

21 Enterprise Way Enterprise Park Yaxley Peterborough PE7 3WY	Energy rating	Valid until: 10 November 2034
	B	Certificate number: 0786-0254-0256-6048-2921

Property type	Storage or Distribution
Total floor area	210 square metres

Rules on letting this property

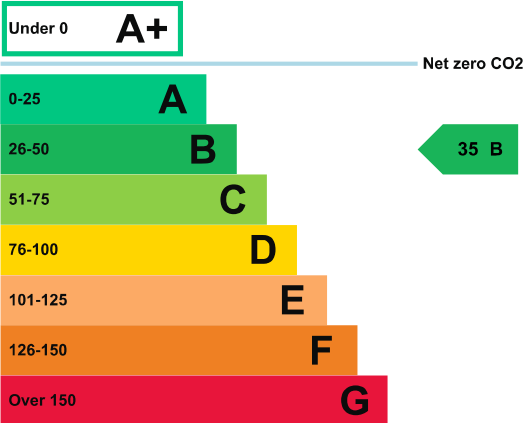
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	15 A
If typical of the existing stock	59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	4.26
Primary energy use (kWh/m ² per year)	45

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1052-3104-8730-7211-8921\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	William Simpson
Telephone	01522797344
Email	william@barlingskwa.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

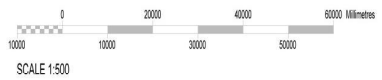
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/014130
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2024
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- RESERVED
- SOLD OR LET
- AVAILABLE FOR SALE



This drawing is copyright of DT Architects. Do not scale from this drawing. Check all dimensions on-site. The contractor shall bring any discrepancies immediately to the notice of the Architect.

UNIT AREA SCHEDULE (G4)

PLOTS 1 & 2		
GREGGS	146m ²	(1,690 sq ft approx)
BUILDING A:	258m ²	(2,821 sq ft approx)
UNIT A1	62m ²	(670 sq ft approx)
UNIT A2	59m ²	(635 sq ft approx)
UNIT A3	75m ²	(794 sq ft approx)
UNIT A4	161m ²	(1,740 sq ft approx)
BUILDING B:	414m ²	(4,455 sq ft approx)
UNIT B1	171m ²	(1,835 sq ft approx)
UNIT B2	197m ²	(2,120 sq ft approx)
BUILDING C:	743 m ²	(8,000 sq ft approx)
UNIT C1	743 m ²	(8,000 sq ft approx)
BUILDING D:	407m ²	(4,371 sq ft approx)
UNIT D1	110m ²	(1,184 sq ft approx)
UNIT D2	103m ²	(1,108 sq ft approx)
UNIT D3	86m ²	(916 sq ft approx)
UNIT D4	99m ²	(1,065 sq ft approx)
UNIT D5	96m ²	(1,030 sq ft approx)
UNIT D6	119m ²	(1,284 sq ft approx)
BUILDING E:	771m ²	(8,358 sq ft approx)
UNIT E1	771m ²	(8,358 sq ft approx)
BUILDING F:	361m ²	(3,896 sq ft approx)
UNIT F1	174m ²	(1,872 sq ft approx)
UNIT F2	151m ²	(1,623 sq ft approx)
UNIT F3	109m ²	(1,164 sq ft approx)
BUILDING G:	226m ²	(2,434 sq ft approx)
UNIT G1	113m ²	(1,217 sq ft approx)
UNIT G2	113m ²	(1,217 sq ft approx)
PLOT 3:	1,870m ²	(20,000 sq ft approx)
UNIT A	1,870m ²	(20,000 sq ft approx)
PLOT 4:	1,496.5m ²	(17,289 sq ft approx)
UNIT A	155.5m ²	(1,671 sq ft approx)
UNIT B	153m ²	(1,645 sq ft approx)
UNIT C	173m ²	(1,857 sq ft approx)
UNIT D	153m ²	(1,645 sq ft approx)
UNIT E	153m ²	(1,645 sq ft approx)
UNIT F	205m ²	(2,215 sq ft approx)
UNIT G	159m ²	(1,720 sq ft approx)
UNIT H	115m ²	(1,235 sq ft approx)
UNIT I	135m ²	(1,450 sq ft approx)
UNIT J	117m ²	(1,254 sq ft approx)
UNIT K	135m ²	(1,450 sq ft approx)
UNIT L	117m ²	(1,254 sq ft approx)
PLOT 5A:	553m ²	(5,959 sq ft approx)
UNIT A	276.5m ²	(2,979 sq ft approx)
UNIT B	276.5m ²	(2,979 sq ft approx)
PLOT 5B:	1,274m ²	(13,719 sq ft approx)
UNIT L	637m ²	(6,859 sq ft approx)
UNIT D	637m ²	(6,859 sq ft approx)
PLOT 6:	1,862m ²	(20,080 sq ft approx)
UNIT A	176m ²	(1,879 sq ft approx)
UNIT B	176m ²	(1,879 sq ft approx)
UNIT C	246.5m ²	(2,650 sq ft approx)
UNIT L1	493m ²	(5,300 sq ft approx)
UNIT E	246.5m ²	(2,650 sq ft approx)
UNIT F	246.5m ²	(2,650 sq ft approx)
UNIT G	176m ²	(1,879 sq ft approx)
UNIT H	176m ²	(1,879 sq ft approx)
PLOT 7A:	1,234m ²	(13,295 sq ft approx)
UNIT A	117m ²	(1,254 sq ft approx)
UNIT B	817m ²	(8,745 sq ft approx)
PLOT 7B:	1,461m ²	(15,764 sq ft approx)
UNIT C	474m ²	(5,102 sq ft approx)
UNIT D	474m ²	(5,102 sq ft approx)
PLOT 8:	1,378m ²	(14,825 sq ft approx)
UNIT A (1)	216.5m ²	(2,330 sq ft approx)
UNIT B (2)	230.5m ²	(2,467 sq ft approx)
UNIT C (3)	230.5m ²	(2,467 sq ft approx)
UNIT D (4)	234.5m ²	(2,517 sq ft approx)
UNIT E (5)	224.5m ²	(2,415 sq ft approx)
UNIT F (6)	251.5m ²	(2,706 sq ft approx)
PLOT 9:	713 m ²	(7,676 sq ft approx)
UNIT A (7)	366.5m ²	(3,949 sq ft approx)
UNIT B (8)	366.5m ²	(3,949 sq ft approx)
PLOT 10:	497.5 m ²	(5,359 sq ft approx)
UNIT A (9)	248.5m ²	(2,670 sq ft approx)
UNIT B (10)	249m ²	(2,681 sq ft approx)
PLOT 11:	561.5m ²	(6,046 sq ft approx)
UNIT A (11)	194.5m ²	(2,100 sq ft approx)
UNIT B (12)	266m ²	(2,862 sq ft approx)
PLOT 12:	354m ²	(3,819 sq ft approx)
UNIT A (13)	177m ²	(1,895 sq ft approx)
UNIT B (15)	177m ²	(1,895 sq ft approx)
PLOT 14:	354m ²	(3,819 sq ft approx)
UNIT A (16)	177m ²	(1,895 sq ft approx)
UNIT B (17)	177m ²	(1,895 sq ft approx)
PLOT 15:	419m ²	(4,479 sq ft approx)
UNIT A (18)	207.5m ²	(2,239 sq ft approx)
UNIT B (19)	207.5m ²	(2,239 sq ft approx)
PLOT 16:	709m ²	(7,655 sq ft approx)
UNIT A1	219m ²	(2,346 sq ft approx)
UNIT A2	300m ²	(3,229 sq ft approx)
UNIT B	272m ²	(2,911 sq ft approx)
OVERALL TOTAL:	17,790m ²	(191,467 sq ft approx)

F19	plot 1, unit G updated	27.01.2025
F18	plots 1 and 2 updated	19.06.2024
F17	road names updated	07.06.2023
F16	plots 1,2 and 16 updated	16.05.2023
F15	plot 3 updated	17.04.2023
F14	notes updated	03.04.2023
F13	external works updated	24.11.2022
F12	area schedule updated	18.08.2022
F11	area schedule updated	04.08.2022
F10	plots 9 and 7 updated	04.07.2022
F09	notes updated	22.06.2022
F08	plots 4 and 7 amended	13.06.2022
F07	units 7C and 7D enlarged	06.06.2022
F06	plots 2,3 & 5 amended	19.05.2022
F05	plots 4 & 5 amended	16.05.2022
F04	plot 5 reconfigured	10.05.2022
F03	phase 02 unit sizes amended	10.05.2022
F02	unit sizes updated and plots 1-5 amended	14.04.2022
F01	preliminary issue	31.03.2022
revision	note	date

client
Broadway Developments Yaxley Ltd

project title
Enterprise Business Park Yaxley

drawing title
Site Masterplan

drawing status
Feasibility

scale
1:500 @ A1

date
March 2022

project number
2565

drawing number
AL0251

revision
F19



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