

INDUSTRIAL TO LET / FOR SALE

Great Drove, Yaxley

Peterborough, PE7 3EY



Key Highlights

- Purpose built former vegetable processing factories
- Total site area 9.88 acres
- Planning to be submitted shortly for B1 / B2 / B8 uses
- Eaves height from 4.2m to 4.8m
- 4 roller shutter doors
- Existing cold stores in part of the unit
- EPC - to be assessed
- Suitable for a range of uses STP

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The property comprises two detached purpose built former vegetable processing / packaging factories together with cold stores and extensive concrete yard area. There is staff and visitor car parking to the front.

To the rear of the site, an area has been developed to form lagoons and reed beds which naturally clean the washed water before returning to the watercourse.

The total site area is approximately 9.88 acres.

There are solar panels on site generating approx. £40,000 per annum.

ACCOMMODATION

The accommodation comprises the following areas:

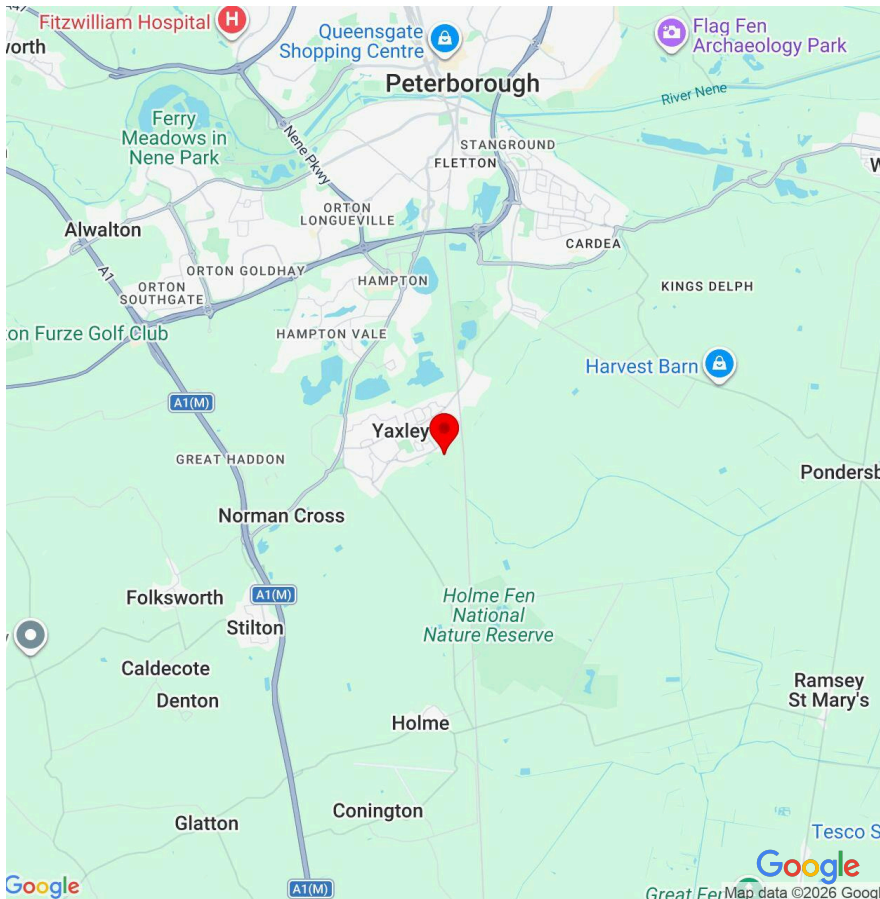
FLOOR AREA	SQ FT	SQ M
Unit - Front	36,990	3,436
Unit - Rear	21,340	1,983
TOTAL	58,330	5,419



LOCATION

Peterborough is a historic 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. Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports. Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

The site is accessed off Great Drove in the village of Yaxley which is approximately 4 miles from the centre of Peterborough. Yaxley has excellent access to the A1(M) via J16 at Normans Cross. Recently there has been considerable commercial/industrial development nearby at Eagle Business Park and Enterprise Park.



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VIEWINGS

Strictly by appointment only with the sole agents, Savills.

TERMS

The property is available FOR SALE or TO LET on terms to be agreed. Guide price and rent upon application.

VAT

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

BUSINESS RATES

We understand that the property has an agricultural exemption but will likely be reassessed in due course when an industrial consent is granted.

LEGAL COSTS

Each party to bear their own costs.

PLANNING

A planning application is to be submitted shortly for B1, B2 and B8 uses. The property is considered suitable for a range of uses (STP).

EPC

To be assessed.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

CONTACTS

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