

**OPEN STORAGE TO LET**

# Plots 5-6 Broadway Business Park, Yaxley

Peterborough, PE7 3EN



## Key Highlights

- Fully fenced secure hard standing plot
- Flood lighting
- Access from the main estate road
- Type 1 aggregate surface
- Approximately 3 miles from J16 of A1(M) Normans Cross
- 50,579 sq ft (1.16 acres)
- Manned overnight security (12 hours per day)

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

**01733 344414**

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## DESCRIPTION

Plot 5-6 comprises level Type 1 surfaced plot which is fully fenced and floodlit. The plot has good access to the Broadway Business Park estate road. There are currently no utilities on site but these can be made available.

## ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR AREA   | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| Outdoor      | 50,579        | 4,699        |
| <b>TOTAL</b> | <b>50,579</b> | <b>4,699</b> |

## LOCATION

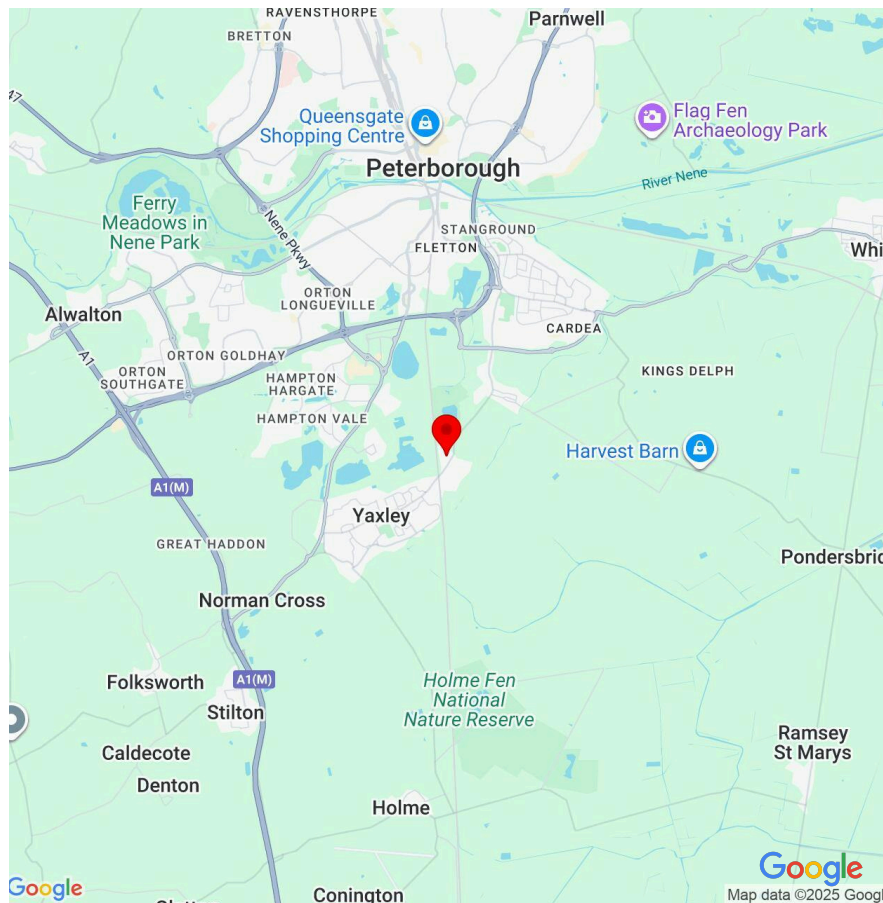
Yaxley is a village approximately 4 miles to the south of Peterborough and adjacent to the A1(M) J16 (Normans Cross) and 3 miles from J17 (Peterborough) and provides excellent access to A47, A605, A15 and A14.

Broadway Business Park is approximately 3 miles from J16 of the A1(M) Normans Cross. Nearby occupiers include: AO, Midlands Truck & Van, and self-storage operators.

There are amenities in Yaxley including convenience stores, restaurants, take-aways etc.

## SPECIFICATIONS

- Type 1 aggregate surface
- Secure site
- Floodlighting
- Good access to estate road
- Utilities can be installed if required
- Manned security overnight (12 hours)

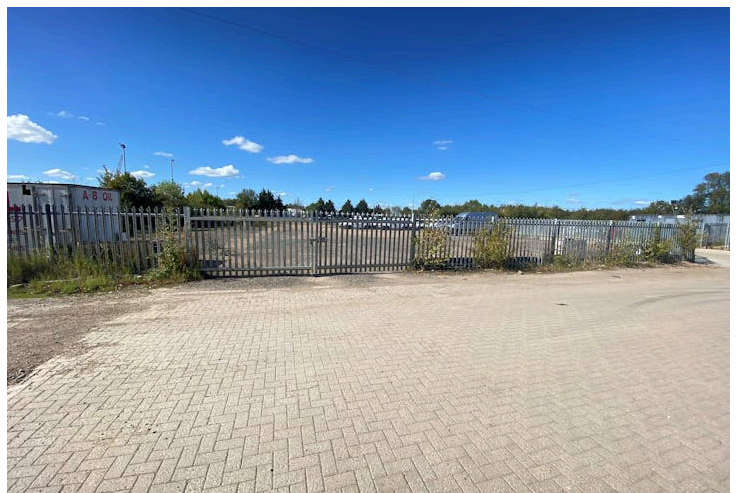
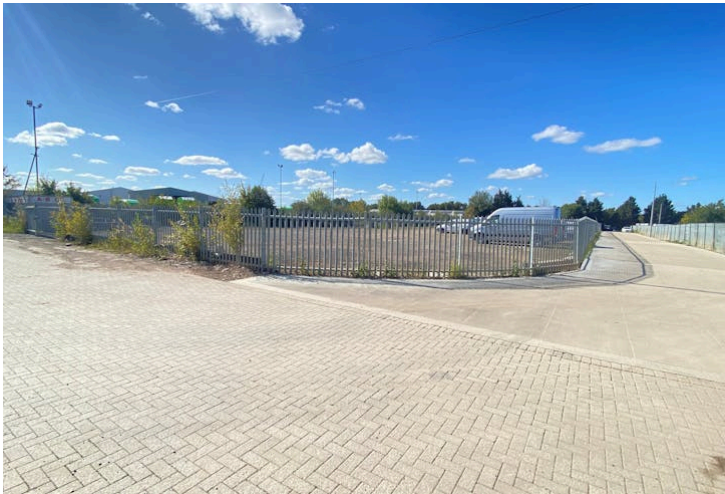


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## VIEWINGS

Strictly by appointment with the sole agents.

## TERMS

The property is available to let on terms to be agreed - quoting rent is £1.75 per sq ft.

## BUSINESS RATES

Plots 5-6 currently have a Rateable Value of £25,000 - estimated rates payable £12,475 per annum.

## SERVICE CHARGE

A service charge will be payable towards the maintenance of the site.

## EPC

Not applicable.

## CONTACTS

For further information please contact:

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- Key**
- Site Boundary
  - Landlord Area
  - Vacant
  - Unit 2 and Unit 5 BSW
  - Unit 3 and 4 / ICTV Parking / Plot 10/11 Midlands Truck and Van Limited
  - Plot 5, 6 and 10 Expert Logistics
  - Plot 4, Plot 13 and 14 Inbox Self Storage Limited
  - Unit 9 Merit Skills
  - Unit 8a Libra Concrete
  - Unit 6, Plot 1 and 2 NSL
  - Plot 3 Peterborough Scaffolding Limited



| Rev | Date       | Description                               |
|-----|------------|---|
| D   | 21/08/2025 | Updated Lease Boundaries                  |
| B   | 09/01/2025 | Updated Areas and Plot 10 and 11 adjusted |
| A   | 12/11/2024 | Unit 2 and 5, Plot 3 and 4 adjusted       |



Linden Square | 146 Kings Road | Bury St Edmunds | IP33 3DJ

Project Name:  
**BROADWAY BUSINESS PARK**

Project Location:  
**BROADWAY BUSINESS PARK, YAXLEY**

Drawing Title:  
**LEASE PLAN**

|               |                 |        |    |
|---------------|-----------------|--------|----|
| Drawn By:     | Checked By:     | Scale: | @  |
| JK            | AW              | 1:1000 | A3 |
| Date Created: | Drawing Number: | Rev:   |    |
| 10.05.2024    | 0108_001        | D      |    |

