

INDUSTRIAL TO LET / FOR SALE

Units B1 & B2, Witham Court

Peterborough, PE7 7DL



Key Highlights

- High quality brand new industrial/warehouse unit
- Work commenced on site January 2025
- Unit available for sale
- 3 miles from J16 of the A1(M)
- Electric loading doors
- EPC's & Rateable Values to be assessed upon completion
- LED lighting

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

01733 344414

[savills.co.uk](https://www.savills.co.uk)

savills

DESCRIPTION

The latest phase of the Enterprise Park development incorporates industrial/warehouse 18 units within structured landscaping surroundings. The units are anticipated to be available from Q3 2025.

ACCOMMODATION

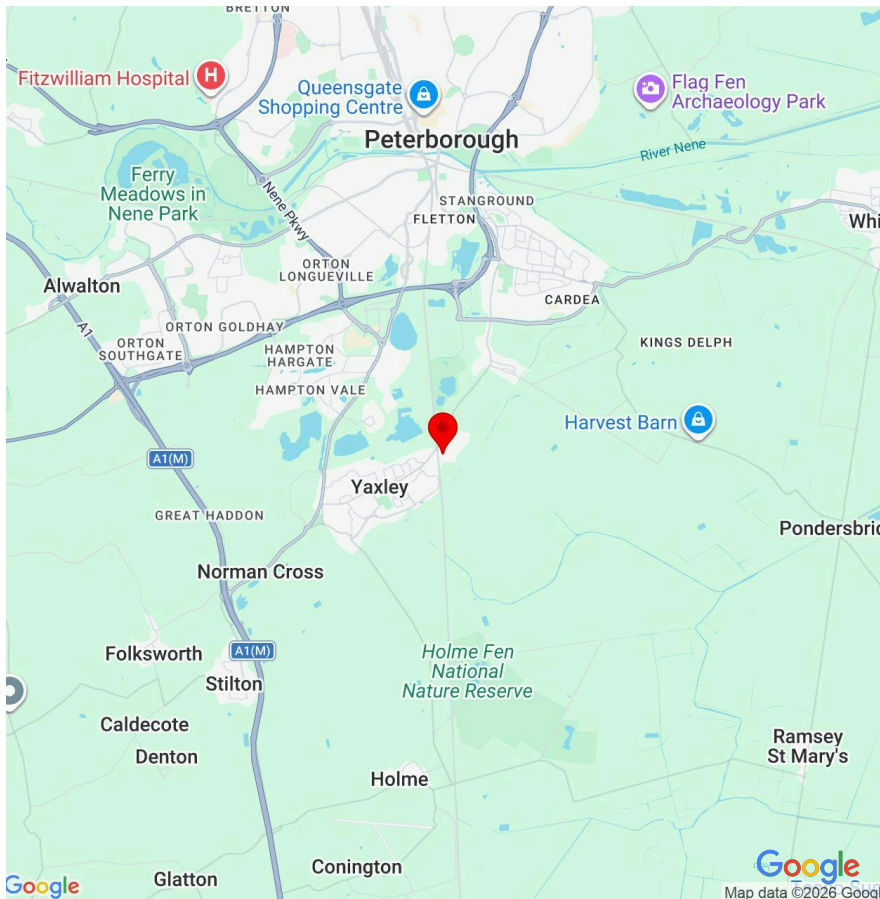
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - B1	2,335	217
Unit - B2	2,120	197
TOTAL	4,455	414

LOCATION

Enterprise Park 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.

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. 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.



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

01733 344414

savills.co.uk

savills



VIEWINGS

Strictly by appointment with the agents.

TERMS

The units will be available for sale on terms to be agreed. See attachment for prices - VAT will be charged on the sale price.

VAT

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

BUSINESS RATES

The units will be assessed upon completion.

SERVICE CHARGE

A service charge will be payable towards the upkeep of common areas.

DEVELOPER

The development is by Broadway Developments Yaxley Limited. Barnack have a strong reputation locally and have developed over 300 industrial/office and...

EPC

The units will be assessed upon completion.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

PLANNING

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

CONTACTS

For further information please contact:

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 05.02.2026





Witham Court – Pricing & Accommodation

Unit	Sq m	Sq ft	Price
A1	81.94	882	UNDER OFFER
A2	58.99	635	UNDER OFFER
A3	70.98	764	UNDER OFFER
A4	105.91	1,140	UNDER OFFER
B1	216.93	2,335	£385,250
B2	196.95	2,120	£349,750
C1	371.61	4,000	£660,000
C2	371.61	4,000	£660,000
D1	110.00	1,184	UNDER OFFER
D2	102.94	1,108	UNDER OFFER
D3	98.94	1,065	UNDER OFFER
D4	98.94	1,065	UNDER OFFER
D5	98.94	1,065	UNDER OFFER
D6	110.00	1,184	UNDER OFFER
E	743.22	8,000	SOLD
F1	173.91	1,872	£318,250
F2	100.99	1,087	UNDER OFFER
F3	173.91	1,140	UNDER OFFER
G1	113.06	1,217	UNDER OFFER
G2	113.06	1,217	UNDER OFFER

