

INDUSTRIAL TO LET / FOR SALE

Units C1 & C2, Witham Court

Peterborough, PE7 3WY



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

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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 Q2 2026.

ACCOMMODATION

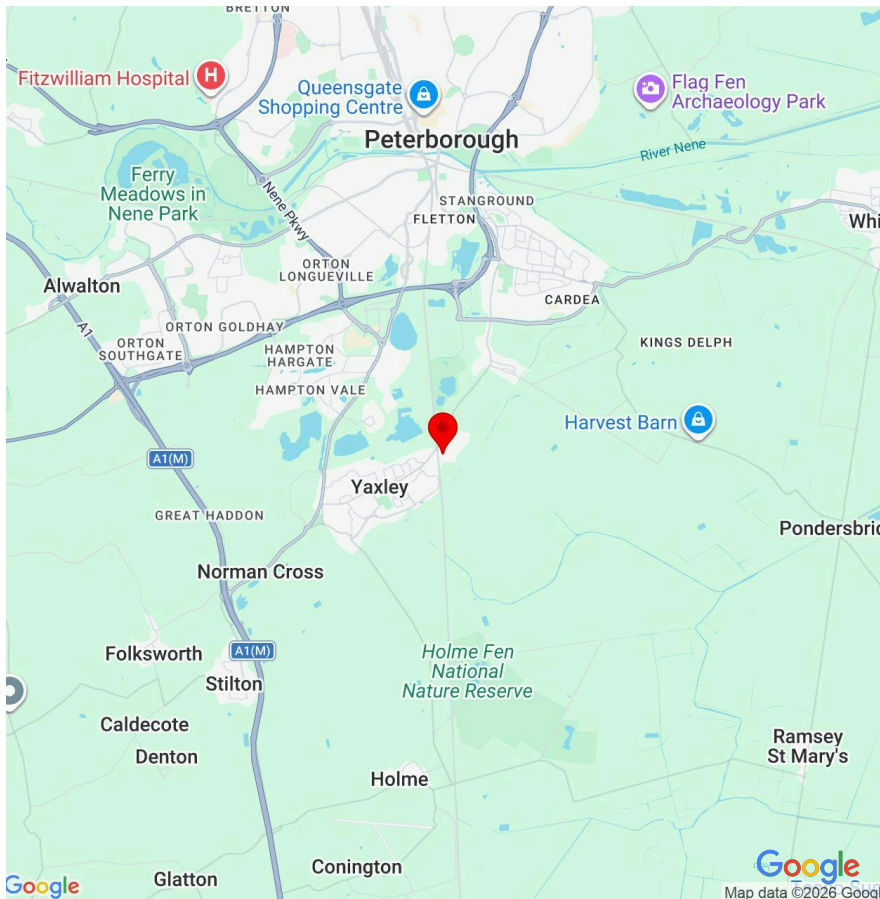
The accommodation comprises the following areas:

| FLOOR AREA | SQ FT | SQ M |
|--------------|--------------|------------|
| Unit - C1 | 4,000 | 372 |
| Unit - C2 | 4,000 | 372 |
| TOTAL | 8,000 | 743 |

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.



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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:

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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 |

