

INDUSTRIAL / WAREHOUSE

TO LET



UNIT 5 DISCOVERY BUSINESS PARK, BROADWAY  
YAXLEY, PETERBOROUGH PE7 3GX  
#801.1226485/2025C

Eddisons

## UNIT 5 DISCOVERY BUSINESS PARK

BROADWAY, YAXLEY, PETERBOROUGH PE7 3GX



Agreement

To Let



Detail

Modern warehouse unit



Rent

£27,500 pax



Size

269.64 sq m (2,902 sq ft)



Location

Peterborough, PE7 6GX



Property ID

#F801.1226485/2025C

For Viewing & All Other Enquiries Please Contact:



**JULIAN WELCH**  
Director

Julian.welch@eddisons.com  
07713 118053  
01733 556496

Property

The property comprises a modern end of terrace light industrial / warehouse unit. Built in 2019, the unit is of steel portal frame construction with insulated metal profile sheet clad elevations under a pitched insulated metal sheet clad pitched roof with integrated rooflights. The unit benefits from an eaves height of 6m, full height electrically operated sectional loading door, separate pedestrian entrance, three phase power, LED lighting, ground floor office and WC. Stairs lead to the first floor which provides additional office space and a fitted kitchen. Externally there are 6 allocated parking spaces associated with the unit.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Gross Internal floor area:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	232.25	2,500
First Floor Offices	37.39	402
Total	269.64	2,902

Energy Performance Certificate

Rating: B (26). A copy of the EPC certificate is available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). PLEASE NOTE there is a prohibition against use of the premises for the sale, modification, repair or MOT of motor vehicles.

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

Rates

Charging Authority:	Peterborough City Council
Description:	Warehouse and Premises
Rateable Value:	£17,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£27,500 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

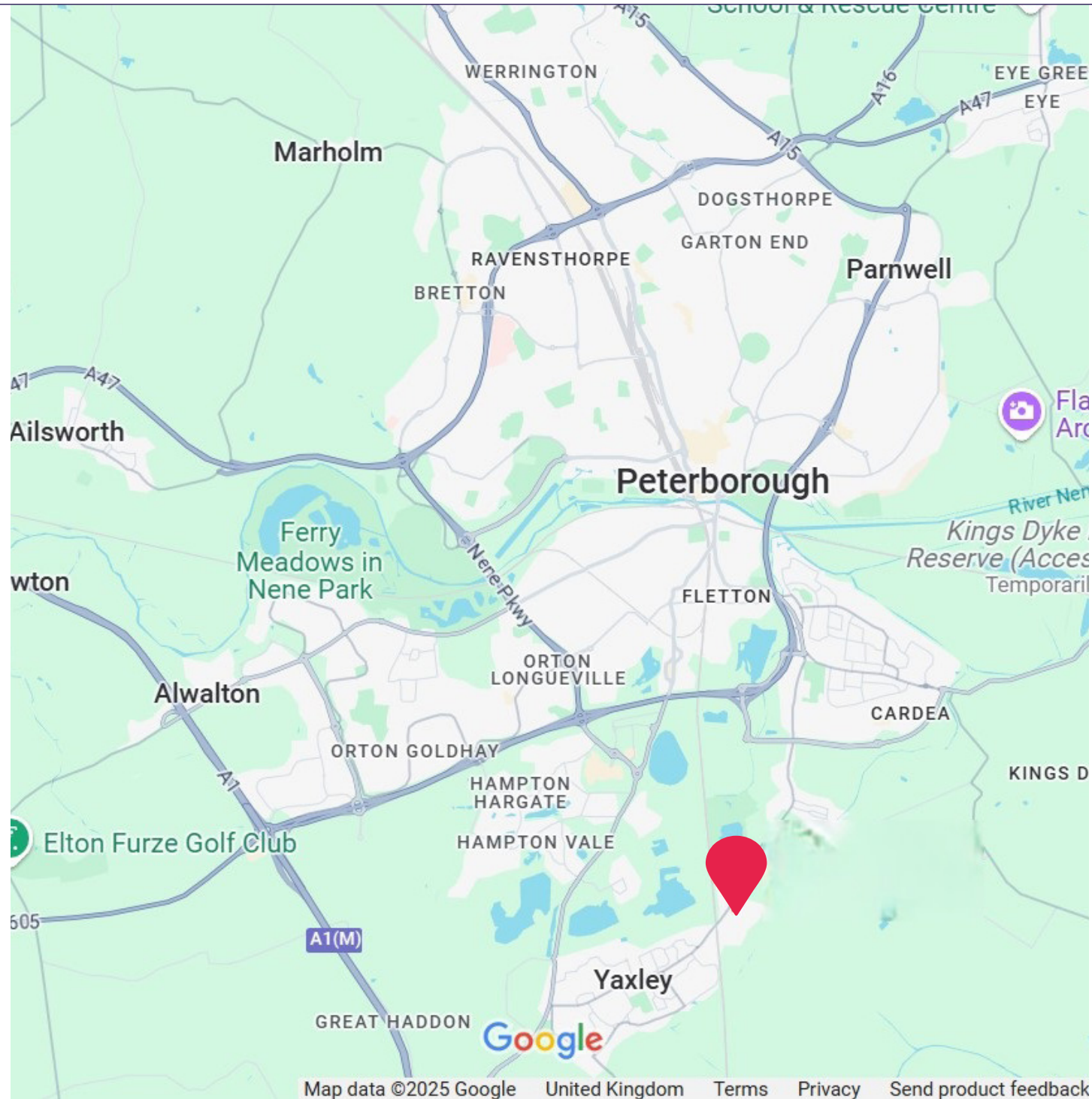
Prospective tenants will be required to pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



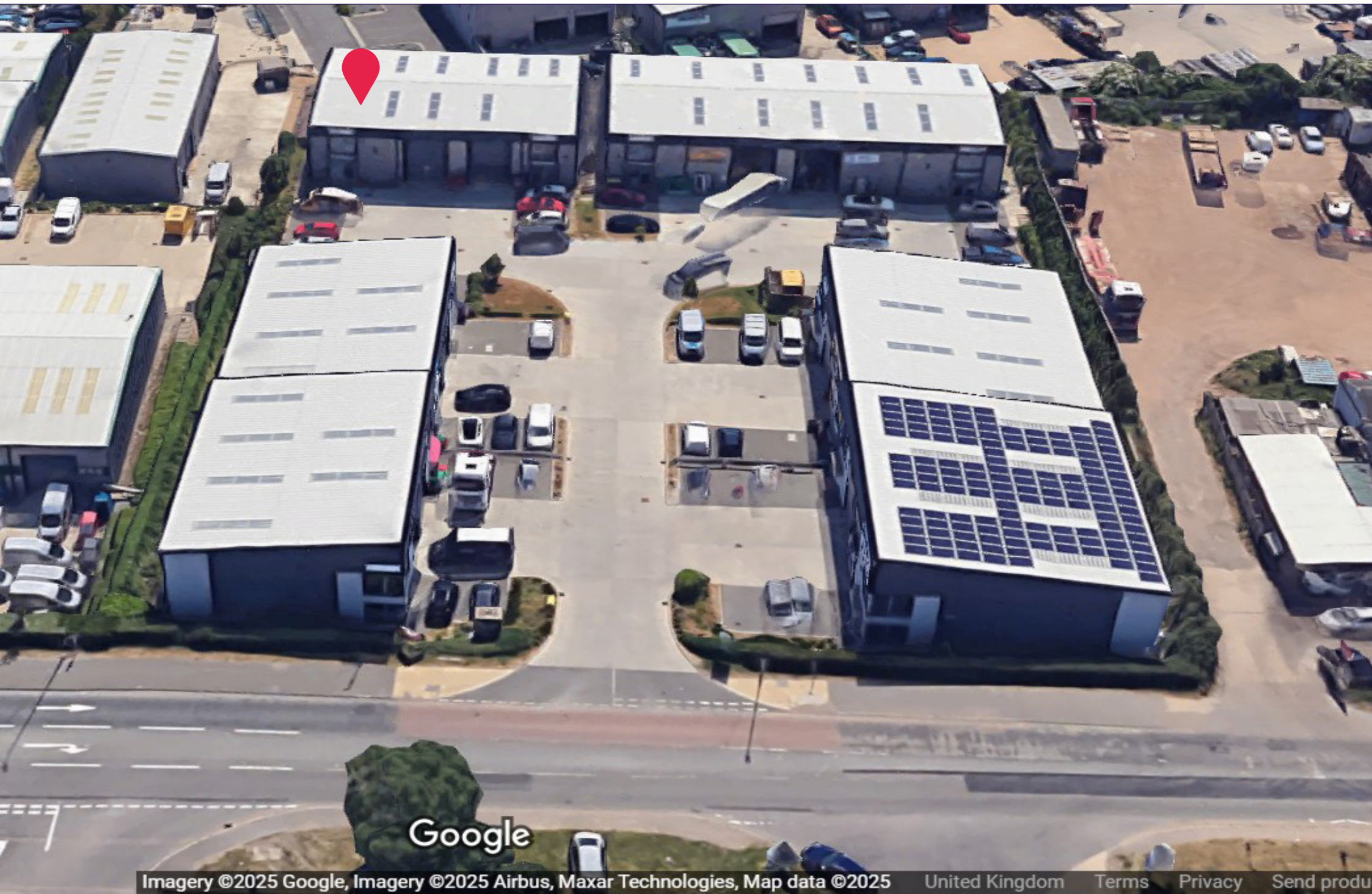
## Location

The property is located within Discovery Business Park, in itself off Broadway, on the north-eastern fringe of Yaxley. The surrounding area has seen large scale development of small warehouse / industrial units in the recent past and has become an established and sought after location.

Yaxley is well located being in close proximity to the A1 via Junction 16 at Normal Cross, and to the Peterborough Parkway system via Junction 3A of the Fletton Parkway at Stanground







Google



