

WAREHOUSE

FOR SALE



9 Crusader Court, Harrier Way, Eagle Business Park  
Yaxley, Peterborough PE7 3PU

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## 9 CRUSADER COURT

HARRIER WAY, EAGLE BUSINESS PARK, YAXLEY, PETERBOROUGH PE7 3PU



Agreement

For Sale



Detail

Warehouse / Light Industrial



Price

£199,500



Size

101.82 sq m (1,096 sq ft)  
plus  
Mezzanine of 78.04 sq m  
(840 sq ft)



Location

Peterborough PE7 3PU



Property ID

801.1229453

For Viewing & All Other Enquiries Please Contact:



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Director

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Graduate Surveyor

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Property

The property comprises a modern purpose built mid-terraced warehouse / light industrial unit of steel portal frame construction with insulated metal profile sheet clad elevations under a pitched insulated metal sheet roof with integrated rooflights. The unit benefits from a full height sectional loading door, separate pedestrian entrance, small office with LED lighting, WC and three phase power. The current owenr has installed a mezzanine floor to approximately 3/4 of the unit providing additional storage space. Externally there is a loading apron and allocated parking for 2 vehicles

Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	101.82	1,096
Mezzanine	78.04	840
Total GIA	179.86	1,936

Energy Performance Certificate

Rating: B (46)

A copy of the certificate is available on 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 B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Business Rates

Charging Authority:     Huntingdon District Council

Description:           Warehouse and Premises

Rateable Value:         £10,000

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

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

100% Small Business Rates Relief is available for qualifying occupiers, being an occupier for which this is its only commercial premises. For non-qualifying occupiers business rates are normally charged at 49.9 pence in the pound on the rateable value. For further information, please contact the Charging Authority.

Tenure

The property is available For Sale freehold with vacant possession on completion.

Price

£199,500 plus VAT

Estate Charge

An estate charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. Further details on request.

VAT

VAT will be charged in addition to the purchase price 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 purchasers will be required to provide confirmation of their source of funding and 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 in Crusader Court, itself off Harrier Way, within the hugely successful Eagle Business Park on the north-eastern edge of Yaxley.

Eagle Business Park represents the largest small to mid-sized unit scheme of its nature built within the Peterborough area for decades. Very popular with a wide range of occupiers, the scheme is ideally located with fast access to the A1(M) to the south-west and Peterborough to the north.









