



Witham Court, Enterprise Park, Yaxley
PE7 7DL

WITHAM COURT

ENTERPRISE PARK, YAXLEY PE7 7DL



Agreement

For Sale



Detail

Industrial



Price

£127,000- £660,000



Size

58.99- 371.61 sq m
(635- 4,000 sq ft)



Location

Yaxley, PE7 7DL



Property ID

801.116332

For Viewing & All Other Enquiries Please Contact:



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OR SAVILLS

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Property

Enterprise Park is a new industrial/ warehouse development situated on Broadway in Yaxley, with a first phase totalling 46 units which are all now complete. Witham Court is the final phase of the development at Enterprise Park and provides a further 21 units ranging from 656 – 8,000 sq.ft and is shown edged red on the attached plan. The units will have the following specification:

- Steel portal frame construction
- Each unit has an office and toilet
- LED lighting
- Electric loading doors
- Car parking
- Fibre connection

Accommodation and Price

Please see page 4 for further information.

Energy Performance Certificate

To be assessed once the units have been completed.

VAT

VAT will be charged in addition to the sale price.

Services

We understand that mains water, electricity and drainage supplies will be made available and connected to the property. These are not warranted to be in working order and 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 uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Tenure

The units are available **For Sale** freehold.

Rates

The units will be assessed once completed.

Service Charge

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

Legal Costs

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

Timing

Units will be available towards the end of 2025.

Developer

The development is by Broadway Developments Yaxley Limited. The directors have been involved with the development of Newark East, Peterborough in 2017. Eagle Business Park and Plot 8 Kingston Park in 2018/19 and Peregrine Business Park, Yaxley. Barnack Estates UK Ltd will be the main contractor. Barnack have a strong reputation locally and have developed over 300 industrial/office and showroom units in Cambridgeshire over the last 15 years.

Pricing and Accommodation

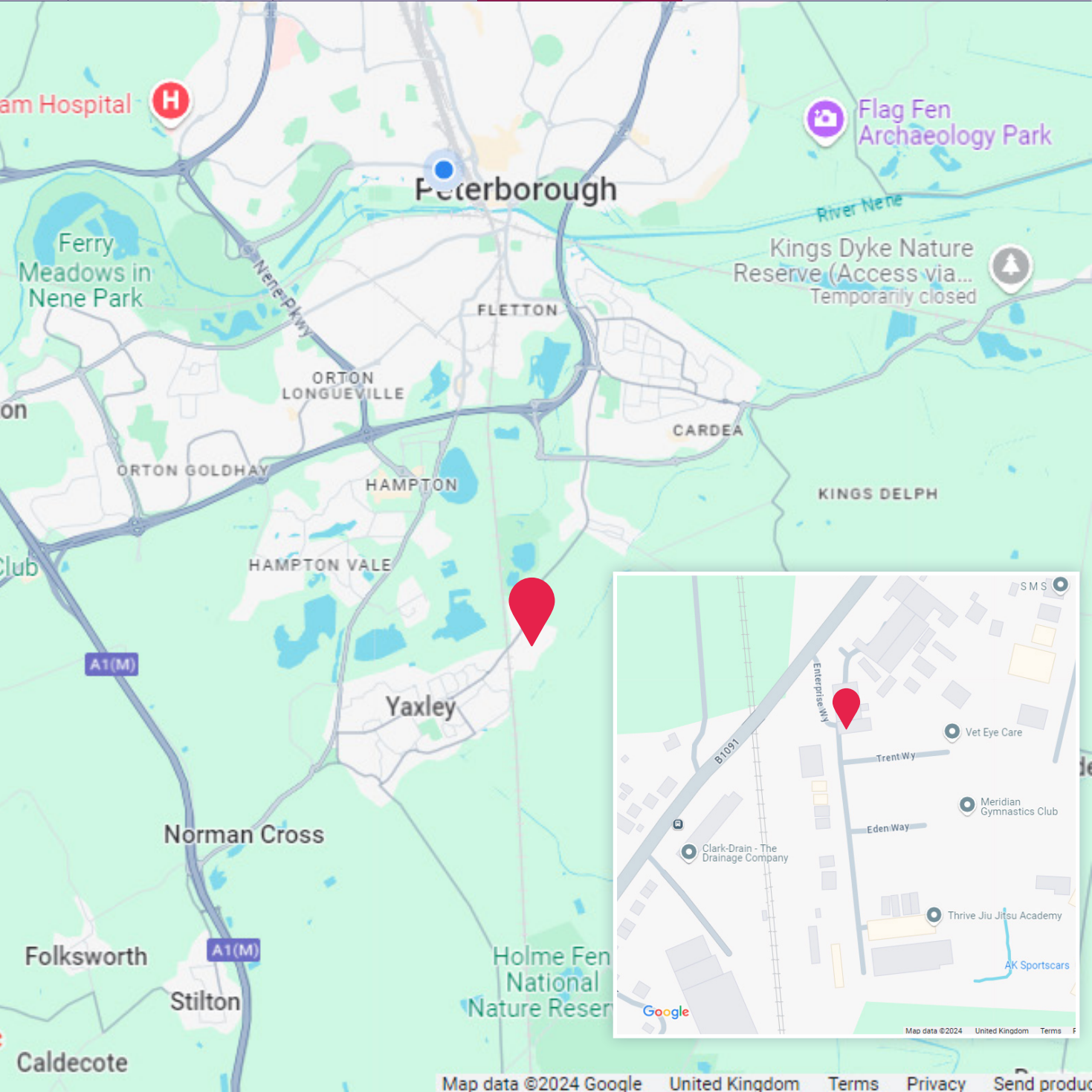
Units	Size (sq.m)	Size (sq.ft)	Price
A1	81.94	882	UNDER OFFER
A2	58.99	635	UNDER OFFER
A3	70.98	764	UNDER OFFER
A4	105.91	1,140	£199,500
B1	216.93	2,335	£385,250
B2	196.95	2,120	£349,750
C1	371.61	4,000	£660,000
C2	371.61	4,000	£660,000
D1	110.00	1,184	£207,250
D2	102.94	1,108	UNDER OFFER
D3	98.94	1,065	UNDER OFFER
D4	98.94	1,065	UNDER OFFER
D5	98.94	1,065	UNDER OFFER
D6	110.00	1,184	UNDER OFFER
F1	173.91	1,872	£318,250
F2	100.99	1,087	UNDER OFFER
F3	105.91	1,140	UNDER OFFER
G1	113.06	1,217	UNDER OFFER
G2	113.06	1,217	UNDER OFFER
E	743.22	8,000	SOLD
Unit G1/G2	226.13	2,434	UNDER OFFER

Location

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.

The site 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 approximately 2 miles to the northeast.

The site is serviced by a main bus route and is adjacent to the recently developed 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.









UNIT AIRCRAFT SPECIFICATIONS		
UNIT	Model	Capacity (passengers)
BUSINESS A	BUSINESS A-1	232 seats
	BUSINESS A-2	232 seats
	BUSINESS A-3	232 seats
	BUSINESS A-4	232 seats
	BUSINESS A-5	232 seats
BUSINESS B	BUSINESS B-1	232 seats
	BUSINESS B-2	232 seats
	BUSINESS B-3	232 seats
	BUSINESS B-4	232 seats
	BUSINESS B-5	232 seats
BUSINESS C	BUSINESS C-1	232 seats
	BUSINESS C-2	232 seats
	BUSINESS C-3	232 seats
	BUSINESS C-4	232 seats
	BUSINESS C-5	232 seats
BUSINESS D	BUSINESS D-1	232 seats
	BUSINESS D-2	232 seats
	BUSINESS D-3	232 seats
	BUSINESS D-4	232 seats
	BUSINESS D-5	232 seats
BUSINESS E	BUSINESS E-1	232 seats
	BUSINESS E-2	232 seats
	BUSINESS E-3	232 seats
	BUSINESS E-4	232 seats
	BUSINESS E-5	232 seats
BUSINESS F	BUSINESS F-1	232 seats
	BUSINESS F-2	232 seats
	BUSINESS F-3	232 seats
	BUSINESS F-4	232 seats
	BUSINESS F-5	232 seats
BUSINESS G	BUSINESS G-1	232 seats
	BUSINESS G-2	232 seats
	BUSINESS G-3	232 seats
	BUSINESS G-4	232 seats
	BUSINESS G-5	232 seats
BUSINESS H	BUSINESS H-1	232 seats
	BUSINESS H-2	232 seats
	BUSINESS H-3	232 seats
	BUSINESS H-4	232 seats
	BUSINESS H-5	232 seats
BUSINESS I	BUSINESS I-1	232 seats
	BUSINESS I-2	232 seats
	BUSINESS I-3	232 seats
	BUSINESS I-4	232 seats
	BUSINESS I-5	232 seats
BUSINESS J	BUSINESS J-1	232 seats
	BUSINESS J-2	232 seats
	BUSINESS J-3	232 seats
	BUSINESS J-4	232 seats
	BUSINESS J-5	232 seats
BUSINESS K	BUSINESS K-1	232 seats
	BUSINESS K-2	232 seats
	BUSINESS K-3	232 seats
	BUSINESS K-4	232 seats
	BUSINESS K-5	232 seats
BUSINESS L	BUSINESS L-1	232 seats
	BUSINESS L-2	232 seats
	BUSINESS L-3	232 seats
	BUSINESS L-4	232 seats
	BUSINESS L-5	232 seats
BUSINESS M	BUSINESS M-1	232 seats
	BUSINESS M-2	232 seats
	BUSINESS M-3	232 seats
	BUSINESS M-4	232 seats
	BUSINESS M-5	232 seats
BUSINESS N	BUSINESS N-1	232 seats
	BUSINESS N-2	232 seats
	BUSINESS N-3	232 seats
	BUSINESS N-4	232 seats
	BUSINESS N-5	232 seats
BUSINESS O	BUSINESS O-1	232 seats
	BUSINESS O-2	232 seats
	BUSINESS O-3	232 seats
	BUSINESS O-4	232 seats
	BUSINESS O-5	232 seats
BUSINESS P	BUSINESS P-1	232 seats
	BUSINESS P-2	232 seats
	BUSINESS P-3	232 seats
	BUSINESS P-4	232 seats
	BUSINESS P-5	232 seats
BUSINESS Q	BUSINESS Q-1	232 seats
	BUSINESS Q-2	232 seats
	BUSINESS Q-3	232 seats
	BUSINESS Q-4	232 seats
	BUSINESS Q-5	232 seats
BUSINESS R	BUSINESS R-1	232 seats
	BUSINESS R-2	232 seats
	BUSINESS R-3	232 seats
	BUSINESS R-4	232 seats
	BUSINESS R-5	232 seats
BUSINESS S	BUSINESS S-1	232 seats
	BUSINESS S-2	232 seats
	BUSINESS S-3	232 seats
	BUSINESS S-4	232 seats
	BUSINESS S-5	232 seats
BUSINESS T	BUSINESS T-1	232 seats
	BUSINESS T-2	232 seats
	BUSINESS T-3	232 seats
	BUSINESS T-4	232 seats
	BUSINESS T-5	232 seats
BUSINESS U	BUSINESS U-1	232 seats
	BUSINESS U-2	232 seats
	BUSINESS U-3	232 seats
GENERAL TOTALS: 27,280 seats		

F19	plot 1 and 6 updated	17.06.2025
F18	plots 1 and 2 updated	18.06.2025
F17	road names updated	07.06.2025
F16	plots 1,2 and 18 updated	16.05.2025
F15	plot 3 updated	17.04.2025
F14	notes updated	03.04.2025
F13	external works updated	24.11.2024
F12	area schedule updated	04.08.2024
F11	area schedule updated	04.08.2024
F10	plots 5 and 7 updated	18.07.2024
F09	notes updated	22.06.2024
F08	plots 4 and 7 amended	13.06.2024
F07	notes TC and TC2 enlarged	02.06.2024
F06	plots 2,3 & 8 amended	19.05.2024
F05	plots 4 & 5 amended	16.05.2024
F04	plot 5 reconfigured	10.05.2024
F03	phase 02 unit sizes amended	10.05.2024
F02	unit sizes updated and plots 1-5 amended	14.04.2024
F01	preliminary issue.	31.03.2024
revision	note	date

project title
Enterprise Business Park Yaxley

drawing title
Site Masterplan

drawing status

Feasibility		
scale	date	
1:500 @ A1	March 2022	
project number	drawing number	revision
2565	AL0251	F19

