

WAREHOUSE

TO LET



11 Crusader Court, Eagle Business Park
Yaxley PE7 3PU

801.18819



BTG
Eddisons

11 CRUSADER COURT

EAGLE BUSINESS PARK, YAXLEY PE7 3PU



Agreement

To Let



Detail

Industrial



Rent

£24,000 pax



Size

248.0 sq m (2,669 sq ft)



Location

Yaxley PE7 3PU



Property ID

801.118819

For Viewing & All Other Enquiries Please Contact:



GAVIN HYNES MRICS
Regional Managing Director

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HATTIE GULLAN-WHUR
Surveyor

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Property

The property comprises a modern end of terrace warehouse/light industrial unit of steel portal frame construction. The unit has a hybrid layout for both office and warehouse space. The ground floor includes a large reception area, two office spaces, warehouse space as well as a kitchen and WCs. The first floor provides two further offices. The offices include air conditioning and LED lighting.

Externally the unit has 5 car parking spaces

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 ²	ft ²
Ground Floor	192.7	2,074
First Floor	55.3	595
Total GIA	248.0	2,669

Energy Performance Certificate

Rating: B (48)

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 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.

Rates

Charging Authority: Huntingdon District Council
Description: Industrial and Premises
Rateable Value: £19,000

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

£24,000 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.

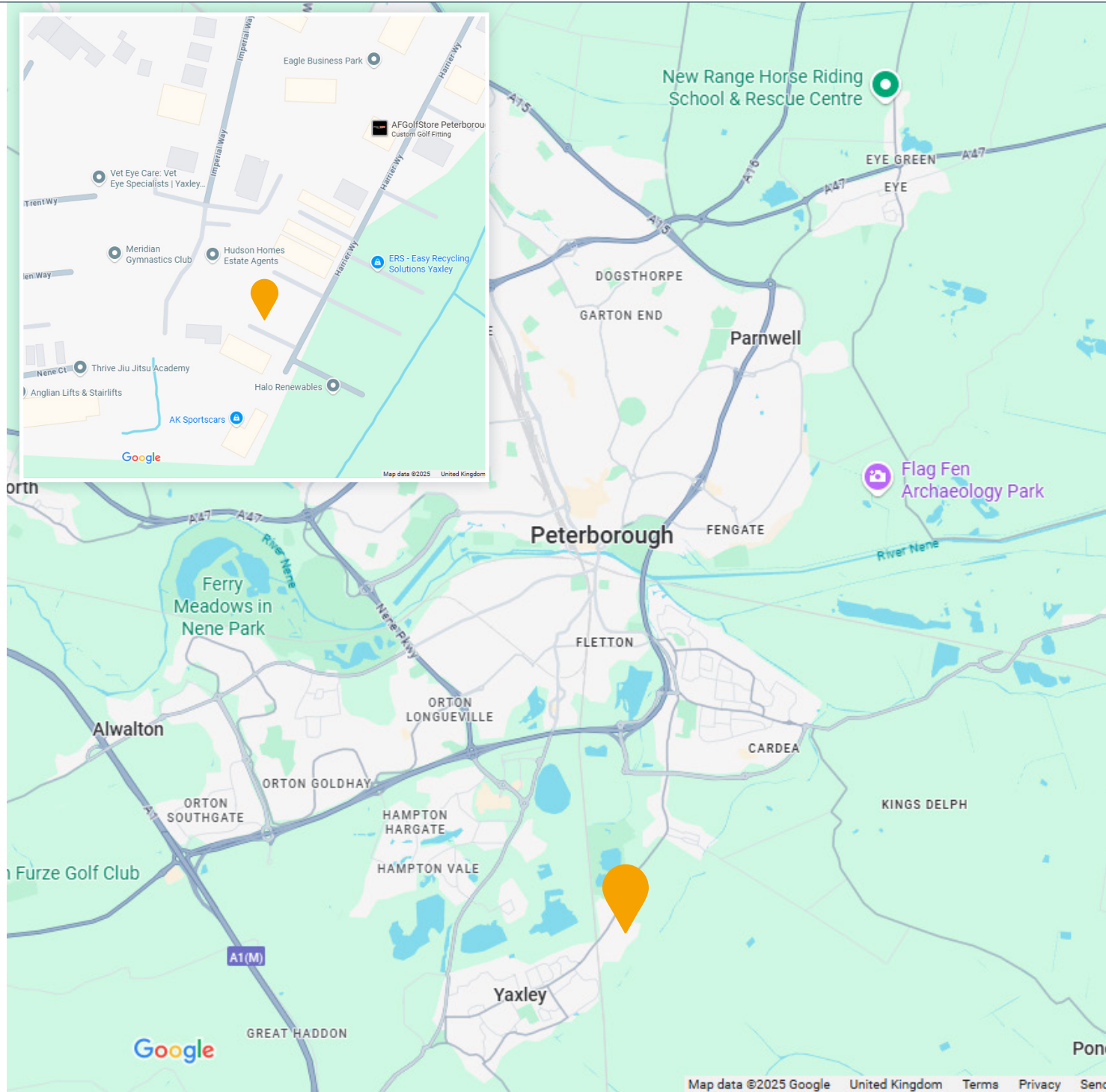
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their identity 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 unit is situated within Eagle Business Park at Yaxley. The location is approximately 3 miles from Junction 16 of the A1(M) at Norman Cross with access to the Parkway System around Peterborough being approximately 2 miles to the northeast

Crusader Court is located within 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.





Google



visitor parking

