

INDUSTRIAL, INDUSTRIAL / STORAGE TO LET

5 Nene Court, Enterprise Park, Broadway

Peterborough, PE7 3TJ



Key Highlights

- Brand new industrial unit
- Suitable for a range of uses - subject to planning
- Prominent location fronting Broadway and adjacent to Eagle Business Park
- EPC: B
- Established industrial estate
- High specification
- 4 allocated parking spaces plus communal parking
- Electric roller shutter

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The unit includes an office and WC with office heating, electric loading doors and has LED lighting throughout. There is a personnel entrance and windows at first floor level providing extra natural light. There are 4 allocated parking spaces.

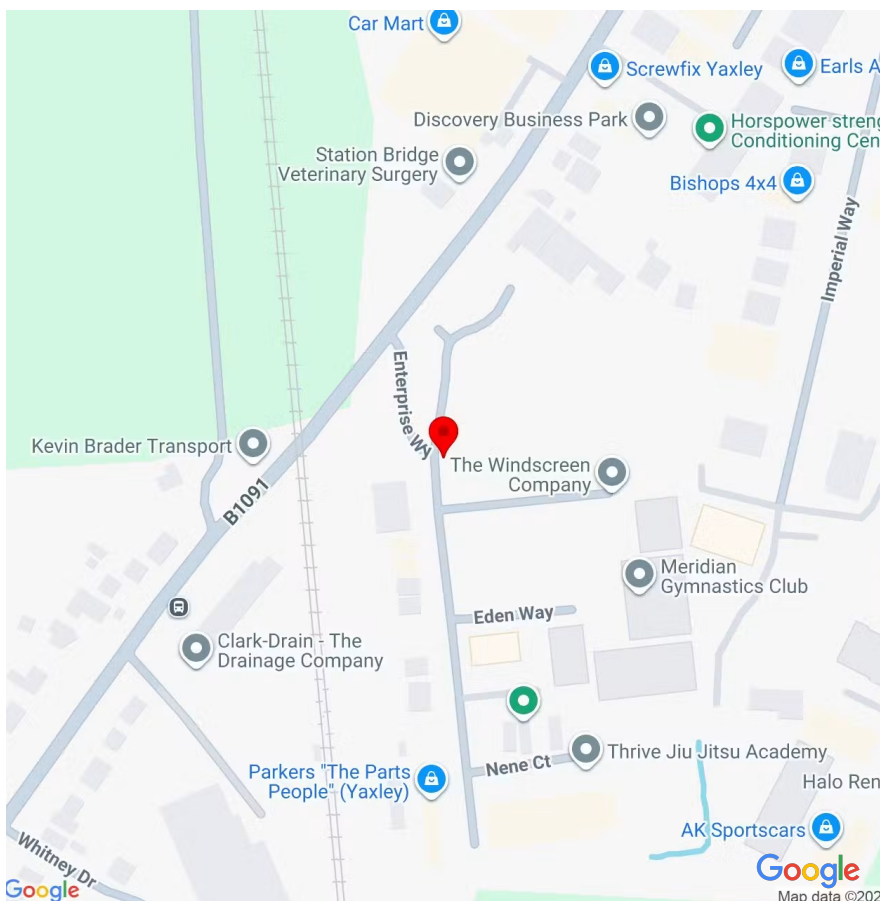
ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Unit - 5 Nene Court	2,475	230

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. 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.

Enterprise Park is a new 170,000 sq ft industrial/warehouse development. 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 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.



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VIEWINGS

Strictly by appointment with the joint agents Savills (details below) and Eddisons - 01733 897722.

TERMS

The unit is available at a rent of £22,000 per annum.

LEGAL COSTS

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

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge will be payable towards the upkeep of common areas.

SERVICES

Mains electricity and water will be made available. Services will depend on the final specification agreed.

EPC

The property currently has an EPC assessment of B - the certificate is attached.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

PLANNING

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

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

5 Nene Court
Enterprise Way
Enterprise Park
Yaxley
Peterborough
PE7 3TJ

Energy rating

B

Valid until:

6 December 2032

Certificate number:

9876-2971-8804-0660-1677

Property type

Storage or Distribution

Total floor area

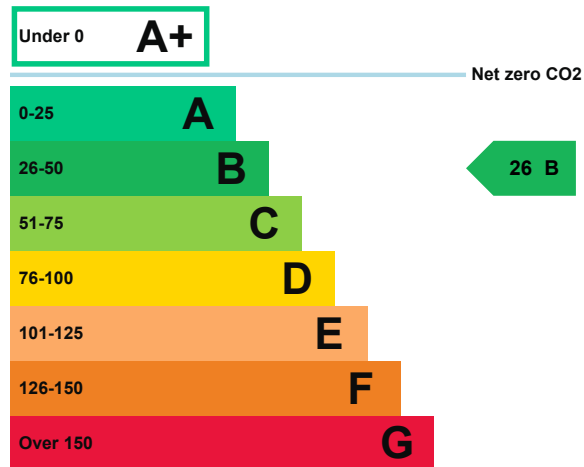
226 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	40 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	2.86
Primary energy use (kWh/m2 per year)	31

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8216-8721-3631-4825-1527\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Willian Simpson
Telephone	01522797344
Email	william@barlingskwa.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/014130
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2022
Date of certificate	7 December 2022



- RESERVED
- SOLD OR LET
- AVAILABLE FOR SALE

This drawing is copyright of DT Architects. Do not scale from this drawing. Check all dimensions on site. The contractor shall bring any discrepancies immediately to the notice of the Architect.

UNIT AREA SCHEDULE (GFA)

PLOTS 1 & 2

GREGGS	148m ²	(1,699 sq ft approx)
BUILDING A:	318m ²	(3,421 sq ft approx)
UNIT A1	82m ²	(887 sq ft approx)
UNIT A2	59m ²	(635 sq ft approx)
UNIT A3	75m ²	(794 sq ft approx)
UNIT A4	100m ²	(1,140 sq ft approx)
BUILDING B:	414m ²	(4,455 sq ft approx)
UNIT B1	175m ²	(1,885 sq ft approx)
UNIT B2	197m ²	(2,120 sq ft approx)
BUILDING C:	743m ²	(8,000 sq ft approx)
UNIT C1	743m ²	(8,000 sq ft approx)
BUILDING D:	407m ²	(4,371 sq ft approx)
UNIT D1	110m ²	(1,184 sq ft approx)
UNIT D2	103m ²	(1,108 sq ft approx)
UNIT D3	98m ²	(1,058 sq ft approx)
UNIT D4	99m ²	(1,065 sq ft approx)
UNIT D5	98m ²	(1,058 sq ft approx)
UNIT D6	110m ²	(1,184 sq ft approx)
BUILDING E:	771m ²	(8,358 sq ft approx)
UNIT E1	771m ²	(8,358 sq ft approx)
BUILDING F:	361m ²	(3,896 sq ft approx)
UNIT F1	174m ²	(1,872 sq ft approx)
UNIT F2	127m ²	(1,371 sq ft approx)
UNIT F3	160m ²	(1,740 sq ft approx)
BUILDING G:	226m ²	(2,434 sq ft approx)
UNIT G1	113m ²	(1,217 sq ft approx)
UNIT G2	113m ²	(1,217 sq ft approx)
PLOT 3:	1,870m ²	(20,000 sq ft approx)
UNIT A	1,870m ²	(20,000 sq ft approx)
PLT 04:	1,694m ²	(17,280 sq ft approx)
UNIT A	158m ²	(1,705 sq ft approx)
UNIT B	153m ²	(1,645 sq ft approx)
UNIT C	153m ²	(1,645 sq ft approx)
UNIT D	153m ²	(1,645 sq ft approx)
UNIT E	153m ²	(1,645 sq ft approx)
UNIT F	205m ²	(2,215 sq ft approx)
UNIT G	159m ²	(1,720 sq ft approx)
UNIT H	113m ²	(1,217 sq ft approx)
UNIT I	113m ²	(1,217 sq ft approx)
UNIT J	113m ²	(1,217 sq ft approx)
UNIT K	113m ²	(1,217 sq ft approx)
UNIT L	113m ²	(1,217 sq ft approx)
PLT 05A:	553m ²	(5,950 sq ft approx)
UNIT A	275m ²	(2,950 sq ft approx)
UNIT B	278m ²	(2,975 sq ft approx)
PLT 05B:	1,274m ²	(13,710 sq ft approx)
UNIT C	637m ²	(6,855 sq ft approx)
UNIT D	637m ²	(6,855 sq ft approx)
PLT 06:	1,882m ²	(20,180 sq ft approx)
UNIT A	178m ²	(1,905 sq ft approx)
UNIT B	178m ²	(1,905 sq ft approx)
UNIT C	245m ²	(2,630 sq ft approx)
UNIT D	245m ²	(2,630 sq ft approx)
UNIT E	245m ²	(2,630 sq ft approx)
UNIT F	245m ²	(2,630 sq ft approx)
UNIT G	178m ²	(1,905 sq ft approx)
UNIT H	178m ²	(1,905 sq ft approx)
PLT 07A:	1,234m ²	(13,280 sq ft approx)
UNIT A	617m ²	(6,640 sq ft approx)
UNIT B	617m ²	(6,640 sq ft approx)
PLT 07B:	1,234m ²	(13,280 sq ft approx)
UNIT C	617m ²	(6,640 sq ft approx)
UNIT D	617m ²	(6,640 sq ft approx)
PLT 08:	1,370m ²	(14,820 sq ft approx)
UNIT A1	216m ²	(2,320 sq ft approx)
UNIT B1	216m ²	(2,320 sq ft approx)
UNIT C1	216m ²	(2,320 sq ft approx)
UNIT D1	216m ²	(2,320 sq ft approx)
UNIT E1	216m ²	(2,320 sq ft approx)
UNIT F1	216m ²	(2,320 sq ft approx)
UNIT G1	216m ²	(2,320 sq ft approx)
UNIT H1	216m ²	(2,320 sq ft approx)
PLT 09:	713m ²	(7,670 sq ft approx)
UNIT A1	356m ²	(3,835 sq ft approx)
UNIT B1	356m ²	(3,835 sq ft approx)
PLT 10:	887m ²	(9,550 sq ft approx)
UNIT A1	443m ²	(4,775 sq ft approx)
UNIT B1	443m ²	(4,775 sq ft approx)
PLT 11:	961m ²	(10,380 sq ft approx)
UNIT A1	480m ²	(5,160 sq ft approx)
UNIT B1	480m ²	(5,160 sq ft approx)
PLT 12:	354m ²	(3,810 sq ft approx)
UNIT A1	177m ²	(1,905 sq ft approx)
UNIT B1	177m ²	(1,905 sq ft approx)
PLT 14:	354m ²	(3,810 sq ft approx)
UNIT A1	177m ²	(1,905 sq ft approx)
UNIT B1	177m ²	(1,905 sq ft approx)
PLT 15:	419m ²	(4,470 sq ft approx)
UNIT A1	209m ²	(2,235 sq ft approx)
UNIT B1	209m ²	(2,235 sq ft approx)
PLT 16:	738m ²	(7,950 sq ft approx)
UNIT A1	369m ²	(3,975 sq ft approx)
UNIT B1	369m ²	(3,975 sq ft approx)
OVERALL TOTAL:	17,790m ²	(191,487 sq ft approx)

F19	plot 1, unit G updated	27.01.2025
F18	plots 1 and 2 updated	19.06.2024
F17	road names updated	07.06.2023
F16	plots 12 and 16 updated	15.05.2023
F15	plot 3 updated	17.04.2023
F14	notes updated	03.04.2023
F13	external works updated	24.11.2022
F12	area schedule updated	16.05.2022
F11	area schedule updated	04.08.2022
F10	plots 5 and 7 updated	04.07.2022
F09	notes updated	22.06.2022
F08	plots 4 and 7 amended	13.06.2022
F07	units 7C and 7D enlarged	06.06.2022
F06	plots 2, 3 & 6 amended	19.05.2022
F05	plots 4 & 5 amended	16.05.2022
F04	plot 5 reconfigured	10.05.2022
F03	phase 02 unit sizes amended	10.05.2022
F02	unit sizes updated and plots 1-5 amended	14.04.2022
F01	preliminary issue	31.03.2022
revision	note	date

client
Broadway Developments Yaxley Ltd

project title
Enterprise Business Park Yaxley

drawing title
Site Masterplan

drawing status

Feasibility

scale
1:500 @ A1
March 2022

project number
2565
drawing number
AL0251
revision
F19



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