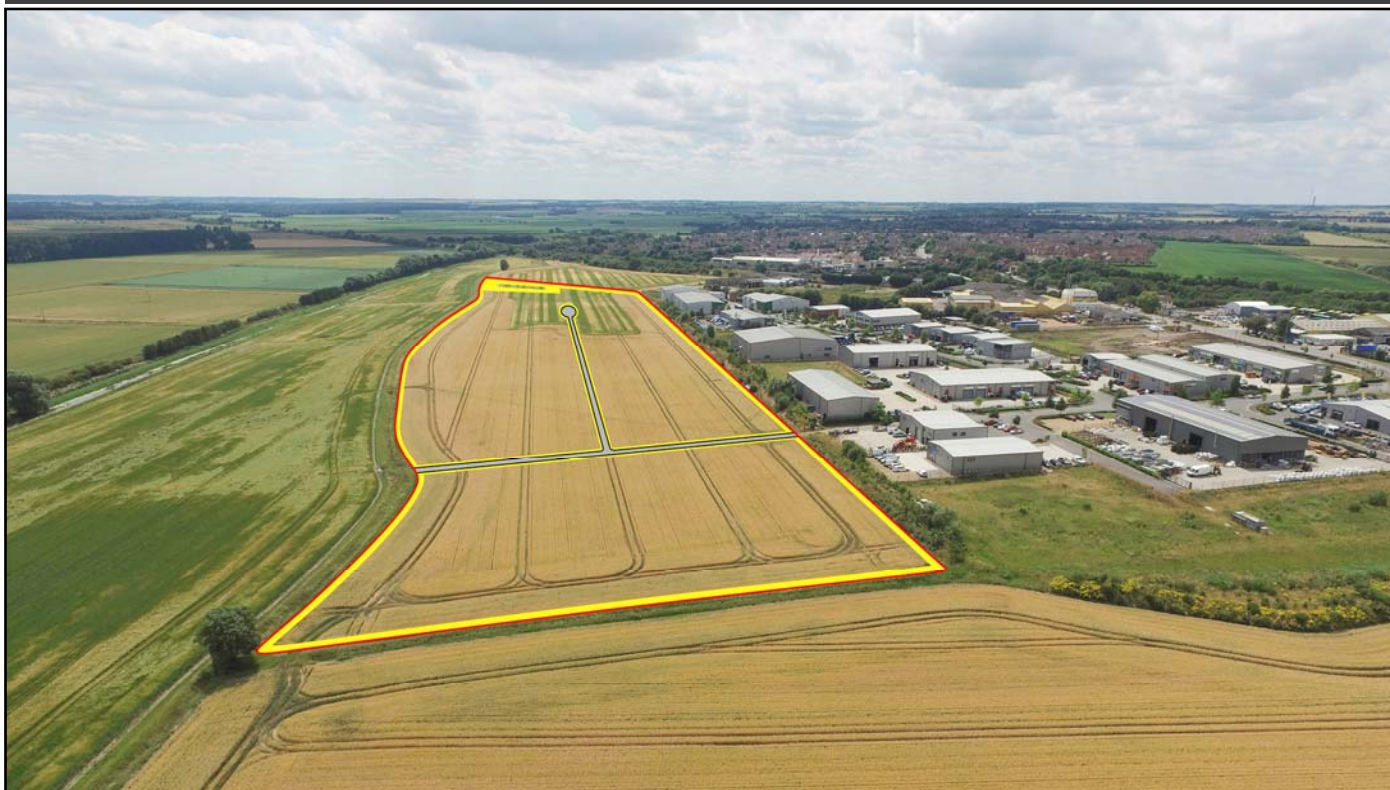


INDUSTRIAL/WAREHOUSE DESIGN & BUILD PLOTS

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01733 897722



**Eagle Business Park, Broadway,
Yaxley, Peterborough PE7 3EH**

Price: from £142,500

Size: from 0.39 to 5 acres

- Suitable for B1, B2 and B8* users
- Second phase on the successful Eagle Business Park
- Convenient location for the A1(M) & Parkway system
- Available for immediate reservation
- Freehold/leasehold design & build packages available for units from 2,000-30,000sq ft

'Voted by the Estates Gazette Most active agent in the East of England 2014, 2015, 2016'



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LOCATION

Eagle Business Park occupies a prominent position with an extensive frontage to Broadway on the outskirts of Yaxley, adjacent to other commercial and industrial premises and sites.

This location is approximately three miles from Junction 16 of the A1(M) at Norman Cross with access to the parkway system around Peterborough being approximately two miles to the north-east.

DESCRIPTION

The existing Eagle Business Park extends in total to approximately 10.41 hectares (25.7 acres) with an extensive frontage to Broadway. The second phase is some 7.44 hectares (18.38 acres)

Eagle can offer plots available for sale from 0.39 - 5.0 acres.

Cable ducting suitable for broadband service will be made available to all plots.

DESIGN AND BUILD PACKAGES

Our clients, Barnack Estates UK Ltd, are well established and regarded local and regional commercial property developers who have constructed many business parks in the Peterborough area over the past 15 years.

Barnack are able to offer freehold and leasehold design and build packages to parties interested in locating to the business park.

In addition to the land price the cost of a unit to construct will be approximately £65-£100 psf depending on the specification of unit required.

NOTE

Our clients reserve the right to amend the layout of the sites up until the point of exchange of contracts. Up-to-date details are always available from the agent.

PLANNING*

An Outline planning consent has been granted for Phase 2 Eagle Business Park for B1 (Business) and B2 (General Industrial) use and B8(Small Scale Storage and Distribution) Uses under Huntingdonshire District Council reference 16/02326/OUT.

The Local Planning Authority have indicated that they will consider proposals for smaller scale B8 storage and distribution and other uses on their merits having regard to the size and character of the operation, HGV movements and employment generation. An application for reserved matters including road construction is to be submitted shortly.

WAY FORWARD

Construction of the road is due to commence in March 2018. First occupation late 2018.

Our clients will sell plots linked to a design and build contract. Plot sales will be conditional on full planning consent being granted. On payment of an agreed deposit, plans for your building will be worked up and our client will arrange submitting a planning application. In parallel with this, occupiers will be asked to exchange contracts on the land within a 6 week period, conditional to receipt of planning and delivery of the building within an agreed timescale. Stage payments will be agreed for the construction up to building completion.

LAND PRICES/ AVAILABILITY

Plot	Size (Acres)	Price	
A/B	3.48 (combined)	-	Under Offer
C	0.60	-	Under Offer
D	0.92	£308,000	
E	0.95	£310,000	
F	1.00	£325,000	
G	1.02	£326,500	
H	0.97	£315,000	
J	0.92	£300,000	
K	0.80	£260,000	
L	1.08	£350,000	
M	0.61	£205,000	
N	0.65	£217,500	
P	0.48	£168,000	
Q	0.39	£142,500	
R	0.39	£144,500	
S	0.39	£146,500	
T/U	1.21(combined)	-	Under Offer
V	0.52	£192,500	

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

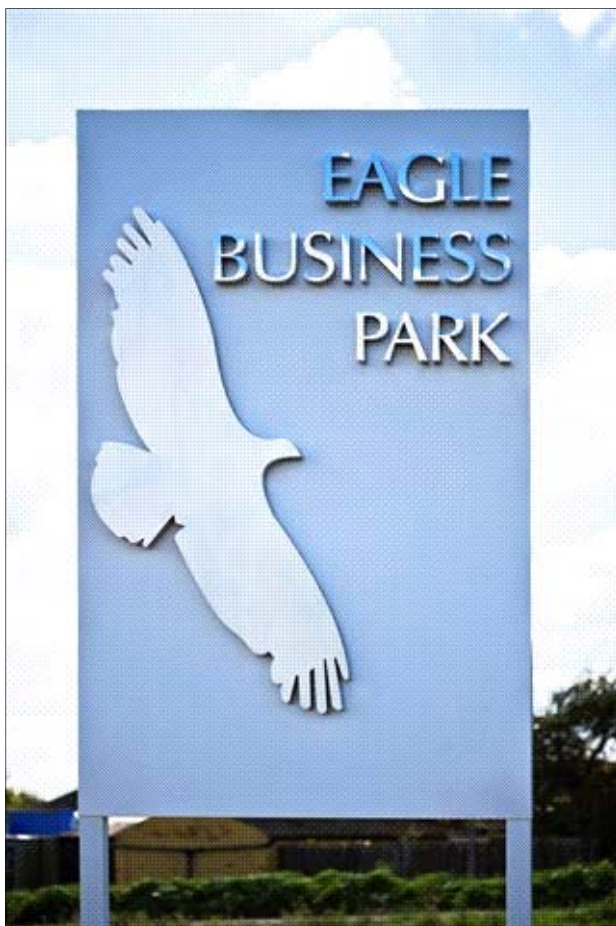
The Lawns, 33 Thorpe Road,
Peterborough PE3 6AB

Contact: **Richard Jones / raj@bsm.uk.com**
(01733) 897722

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180313

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

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Plot 4—SMS



Plot 11—QVF

Photographs show some of the buildings already constructed and occupied.



Plot 12—Illig

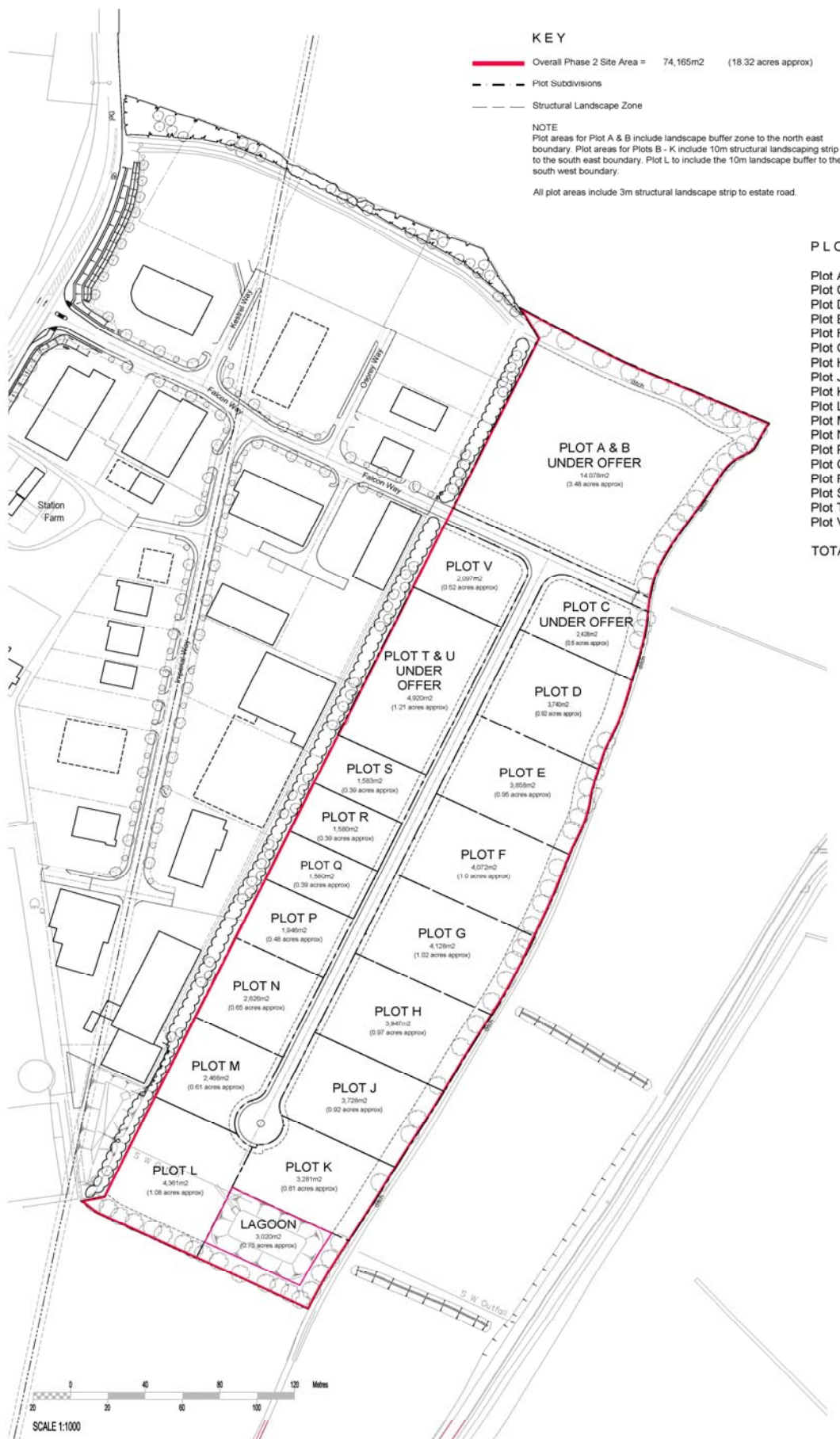


Enterprise Court



Phase I

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PLOT AREA SCHEDULE

Plot A & B	14,078m ²	(3.48 acres approx)
Plot C	2,428m ²	(0.60 acres approx)
Plot D	3,740m ²	(0.92 acres approx)
Plot E	3,858m ²	(0.95 acres approx)
Plot F	4,072m ²	(1.00 acres approx)
Plot G	4,128m ²	(1.02 acres approx)
Plot H	3,947m ²	(0.97 acres approx)
Plot J	3,728m ²	(0.92 acres approx)
Plot K	3,281m ²	(0.80 acres approx)
Plot L	4,361m ²	(1.08 acres approx)
Plot M	2,466m ²	(0.61 acres approx)
Plot N	2,626m ²	(0.65 acres approx)
Plot P	1,946m ²	(0.48 acres approx)
Plot Q	1,580m ²	(0.39 acres approx)
Plot R	1,580m ²	(0.39 acres approx)
Plot S	1,583m ²	(0.39 acres approx)
Plot T & U	4,920m ²	(1.21 acres approx)
Plot V	2,097m ²	(0.52 acres approx)

TOTAL 66,419m² (16.39 acres approx)

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F05	Plot A & B, N, T&U areas amended schedule amended	21.02.18
F04	Plot A & B areas revised	04.12.17
F03	Plot C & D areas revised	22.11.17
F02	Notes plot areas added to schedule	30.10.17
F01	Preliminary issues	07.10.17

revision note date

client
Barnack Estates

project title
Eagle Park Phase 2
Yaxley Peterborough

drawing title
Indicative Site Master Plan
Marketing

drawing status
Feasibility

scale date
1:1000 @ A1 Oct 2017

project number drawing number revision

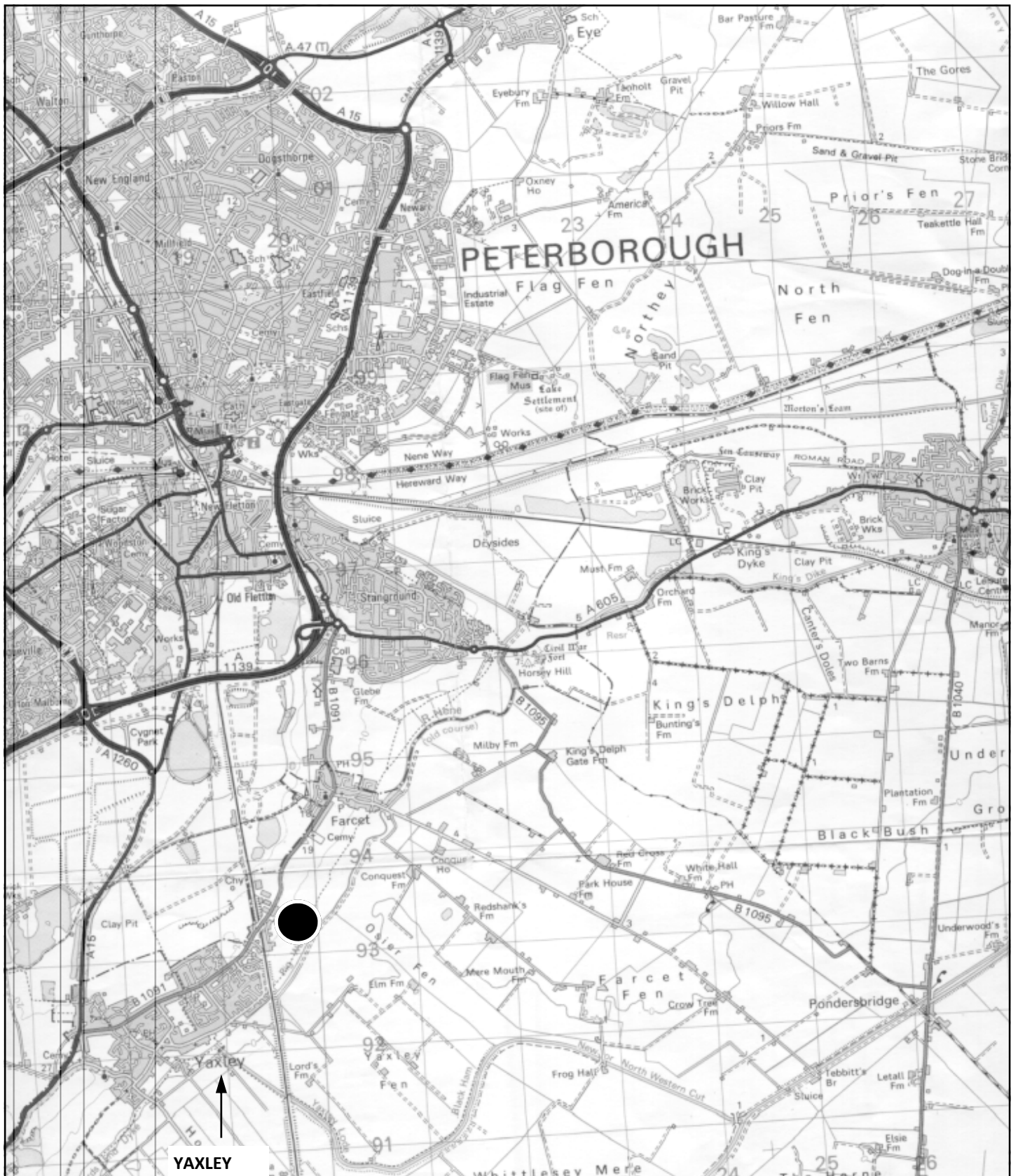
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DT ARCHITECTS

01733 393010 www.dtachitects.co.uk

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ORDNANCE SURVEY PLAN

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