

TO LET - INDUSTRIAL

# UNIT 23 MAXWELL ROAD

Woodston, Peterborough, Cambridgeshire, PE2 7JD



## Key Highlights

- 10,229 sq ft
- 7 parking spaces
- Eaves height 5.8m
- 3 phase electricity
- Two storey offices
- Roller shutter door
- Refurbishment commenced
- EPC Rating: C

SAVILLS Peterborough  
Stuart House  
Peterborough PE1 5DD  
**01733 344414**  
[savills.co.uk](http://savills.co.uk)



## Description

The unit is of steel frame construction with profile composite panel cladding and has an eaves height of 5.8m.

There are two storey offices, male & female WC's, roller shutter door, 3 phase electricity, storage heating throughout and externally 7 car parking spaces.

Refurbishment of the unit has commenced.

## Location

Maxwell Road Estate is located off Morley Way, Woodston, approximately 2.5 miles south west of Peterborough city centre and 3 miles from J17 of the A1(M). The location has excellent access to the Peterborough dual carriageway road system (Parkways) leading to the A1(M), A47, A605 and A15.

Nearby occupiers include Cross Key Homes, XPO Logistics, The Opal Group, Lawrence David and Whirlpool.

## Accommodation

The accommodation comprises of the following

| Name      | sq ft  | sq m   | Tenure | Availability |
|-----------|--------|--------|--------|--------------|
| Unit - 23 | 10,229 | 950.31 | To Let | Under Offer  |

## Viewings

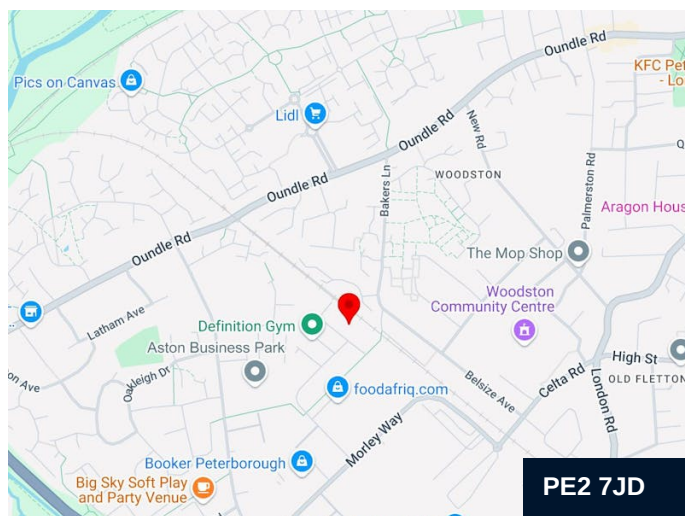
Strictly by appointment with the agents Savills (01733 344414) and Tydus (01733 590600).

## Terms

The property is available to rent on terms to be agreed. The quoting rent is £79,275 per annum.

## Business Rates

With effect from April 2026 this property will have a Rateable Value of £54,500 with estimates rates payable of £26,160 per annum.



## Contact

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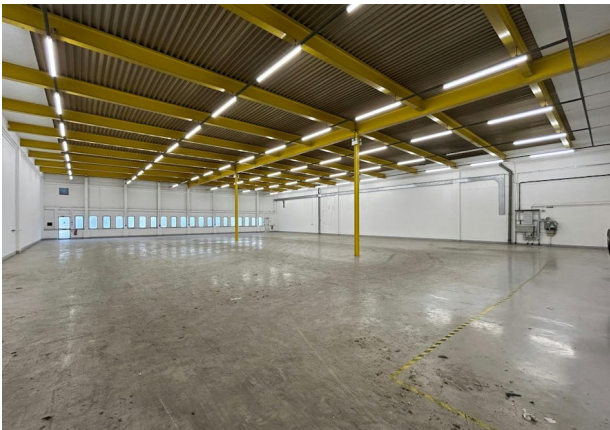
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Energy performance certificate (EPC)

|                                                    |                        |                                              |
|----------------------------------------------------|------------------------|----------------------------------------------|
| Unit 23<br>Maxwell Road<br>PETERBOROUGH<br>PE2 7JD | Energy rating<br><br>C | Valid until: 22 January 2035                 |
|                                                    |                        | Certificate number: 4403-6755-6482-4885-9077 |

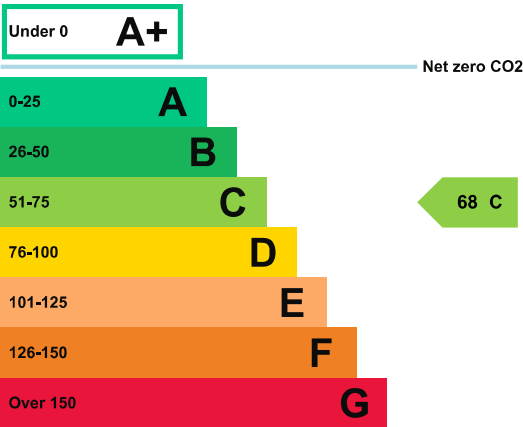
|                  |                         |
|------------------|-------------------------|
| Property type    | Storage or Distribution |
| Total floor area | 828 square metres       |

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 C.



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                   | 14 A |
| If typical of the existing stock | 78 D |

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 5                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 8.51                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 93                              |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9038-5400-0757-8367-7236\)](#).

## 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 | Joe Davies                                                                         |
| Telephone       | 07977 513353                                                                       |
| Email           | <a href="mailto:joe.davies@meessolutions.co.uk">joe.davies@meessolutions.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |                                                                            |
|----------------------|----------------------------------------------------------------------------|
| Accreditation scheme | CIBSE Certification Limited                                                |
| Assessor's ID        | LCEA206152                                                                 |
| Telephone            | 020 8772 3649                                                              |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | MEES Solutions                                            |
| Employer address       | 85 Great Portland Street,, London, W1W 7LT                |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 9 January 2025                                            |
| Date of certificate    | 23 January 2025                                           |