

TO LET - INDUSTRIAL

UNIT 23 MAXWELL ROAD

Woodston, Peterborough, Cambridgeshire, PE2 7JD



Key Highlights

- 10,016 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 1QF
01733 344 414
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	10,016	930.52	To Let	Available
Total	10,016	930.52		

Viewings

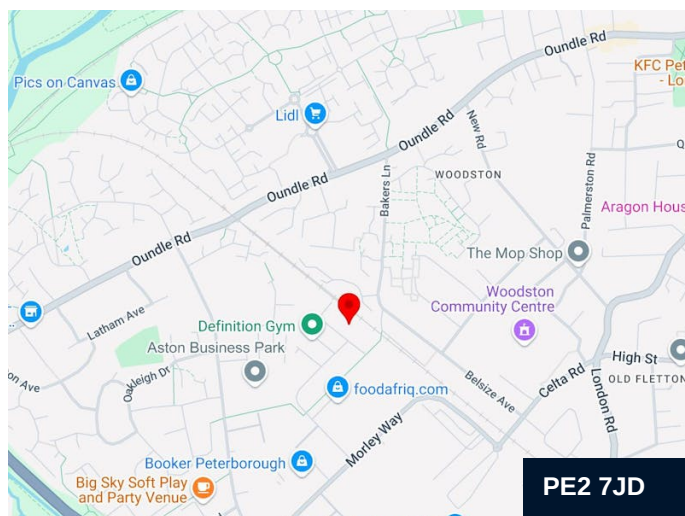
Strictly by appointment with the agents Savills (01733 344414) and Tydus (01733 590600).

Terms

The property is available to rent on terms to be agreed. The quoting rent is £6.25 per sq ft equating to an annual rent of £62,600 per annum exclusive.

Business Rates

Rates payable: £18,962 per annum
(based upon Rateable Value: £38,000)



Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 10/04/2025





Energy performance certificate (EPC)			
Unit 23 Maxwell Road PETERBOROUGH PE2 7JD	Energy rating C	Valid until:	22 January 2035
		Certificate number:	4403-6755-6482-4885-9077

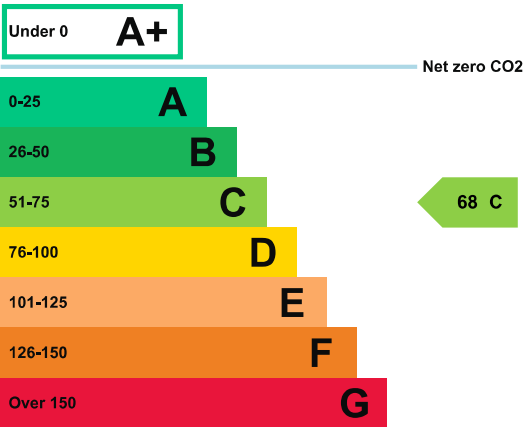
Property type	Storage or Distribution
Total floor area	828 square metres

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 ₂ /m ² per year)	8.51
Primary energy use (kWh/m ² per year)	93

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9038-5400-0757-8367-7236\)](/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	joe.davies@meessolutions.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	CIBSE Certification Limited
Assessor's ID	LCEA206152
Telephone	020 8772 3649
Email	epc@cibsecertification.org

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