

# UNITS 20-21

Maxwell Road, Peterborough, PE2 7JD



## Key Highlights

- 10,089 to 20,291 sq ft
- Two adjoining warehouse / industrial units - end of terrace
- Eaves: 5.8m and two loading doors
- Refurbishment underway
- Two storey offices to the front
- Parking to the front and shared spaces to the side (potential for self contained yard)
- Available individually or combined

## Description

Units 20-21 were originally built as two separate units which have since been combined into one unit by the current occupier. The units both have two storey offices to the front and a loading door each, with an eaves height of 5.8m. The units are to be refurbished following dilapidations by the outgoing tenant. Externally there is car parking in front of both units, along with access to the loading doors, plus there is a shared car park to the side of the unit. EPC to be re assessed when works are complete.

## Location

Maxwell Road Industrial Estate is located within the Woodston commercial area which is approximately 2 miles south-west of Peterborough City Centre. The Estate has excellent access to the Peterborough ring road system (Parkway) and J17 of the A1(M). This established industrial location is home to well known occupiers such as Lawrence David, Whirlpool, Big Motoring World, Opals Group and Crown Beverages.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 20	10,089	937.30	Available
Unit - 21	10,202	947.80	Available
<b>Total</b>	<b>20,291</b>	<b>1,885.10</b>	

## Viewings

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

## Terms

The units are available to let individually or combined on terms to be agreed. Guide rent of £6.25 per sq ft for both units combined, or £6.50 per sq ft for individual units. VAT is payable.

## Service Charge

A service charge will be payable towards the maintenance of the common areas. Details are available from the agents.

## Business Rates

The current rateable value for Units 20 & 21 is £38,000 per unit (meaning rates payable of £18,962 pa per unit) or £76,000 for the two units combined (meaning rates payable of £38,912 pa). Note that the RV may change if the VOA re assess as a single unit.

## Contact

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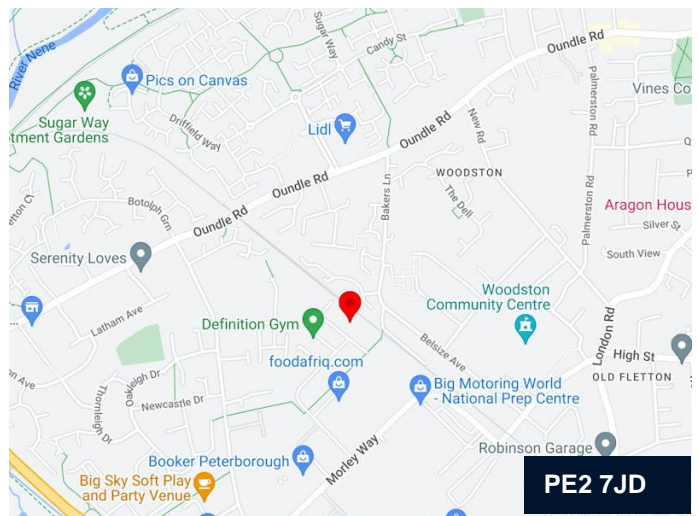
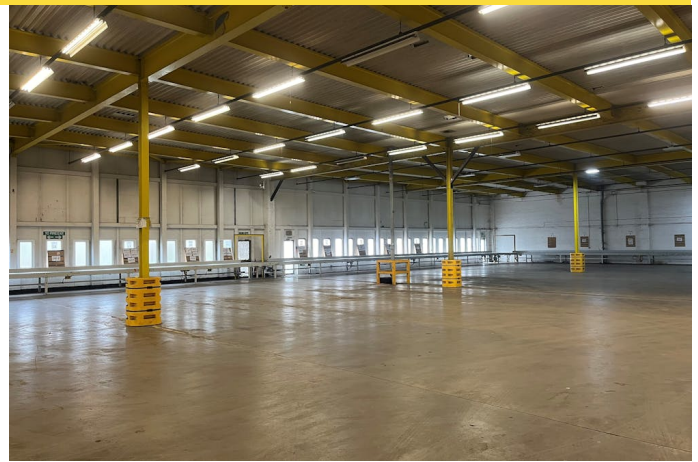
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# Energy performance certificate (EPC)

Unit 21  
Maxwell Road  
PETERBOROUGH  
PE2 7JD

Energy rating

**D**

Valid until:

17 December 2029

Certificate  
number:

9920-4948-0381-2780-  
9054

Property type

B8 Storage or Distribution

Total floor area

828 square metres

## Rules on letting this property

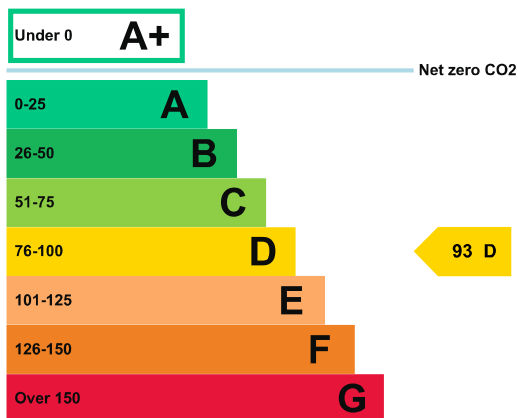
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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.





## 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	0333 566 0182
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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/009001
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	MEES Solutions Limited
Employer address	85 Great Portland Street First Floor London W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 December 2019
Date of certificate	18 December 2019