

Industrial

UNIT 20 | MAXWELL ROAD INDUSTRIAL ESTATE

Maxwell Road, Peterborough, PE2 7JE

UNIT 20 | 10,304 SQ FT

Unit 20 comprises 10,058 sq ft of functional industrial and warehouse accommodation

Unit 20 comprises 10,058 sq ft of functional industrial and warehouse accommodation, suitable for a range of industrial, storage or distribution uses. The unit benefits from steel portal frame construction, roller shutter loading, three phase power, LED lighting, and internal eaves heights within the estate range of approximately 4.6 m to 5.8 m, together with allocated on site car parking. The unit is located within the established Woodston commercial area, approximately 2 miles south west of Peterborough city centre, with excellent access to the A1260 (Nene Parkway) and onward connections to the A1(M).



Lease Type

New

Unit Summary

- Close to Transport
- 3 Phase Power
- Steel Portal Frame
- LED Lighting
- Roller Shutter Door
- Car Parking



	Per Annum	Per Sq Ft
Rent	£69,552.00	£6.75
Rates	£18,962.00	£1.84
Service Charge	£6,163.80	£0.60
Insurance	£2,060.80	£0.20
Total Cost	£90,574.80	£8.79

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/U6P0100140

+44(0) 808 169 7554

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Location

Situated within the Woodston commercial area, Maxwell Road Industrial Estate is just 2 miles from Peterborough city centre and 3 miles from Junction 17 of the A1(M), offering strong regional and national connectivity.



Road
A1(M) – 3 mi



Airport
London Luton Airport – 55 mi



Rail
Peterborough Station – 1.2 mi

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (47)



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Key Contact



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Senior Asset Manager

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