

HIGH-SPECIFICATION  
WAREHOUSE / PRODUCTION UNIT

FULLY FITTED WITH RACKING & LIGHTING

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130,850 SQ FT (12,156 SQ M)  
AVAILABLE TO LET Q4 2026



# PREMIER LOGISTICS FACILITY

Strategically positioned in the heart of the established Woodston industrial area, PE2 benefits from excellent connectivity to Peterborough city centre and key transport routes, including the A1(M). This prime location places occupiers within a thriving commercial hub, well-served by local amenities and a skilled labour pool, making it an ideal base for logistics and manufacturing operations.

PE 2



amazon

ECOMAX  
TUNING \*\*\*\*\*

Hotpoint  
FACTORY OUTLET

GEMINI  
ACCIDENT REPAIR CENTRES

Coca-Cola

BESTWAY  
WHOLESALE

GXO

MEBS MOTORS

EV BLOCKS.COM

IKEA

big Motoring  
World

Beko

BOOKER

CROWN  
Brand-Building Packaging™

LANGDONS

PKB trade

Peterborough City Centre (3 miles)

A1(M) (3 miles / 5 mins)

A605

A605

East Coast Main Line to Kings Cross (45mins)

Nene Parkway Connecting to A47

# HIGH-SPEC LOGISTICS

Extending to 130,850 sq ft, PE2 offers a fully fitted, ready-to-occupy warehouse designed for immediate use. With key infrastructure already in place, the building enables a smooth and efficient transition for occupiers, minimising downtime and supporting operational continuity from day one.



**12m clear**  
internal height



**Pre-fitted**  
racking



**50 kN/m2**  
floor loading



**48m**  
yard depth



**10 dock-level**  
loading doors



**2 surface-level**  
loading doors



**45 car parking**  
spaces



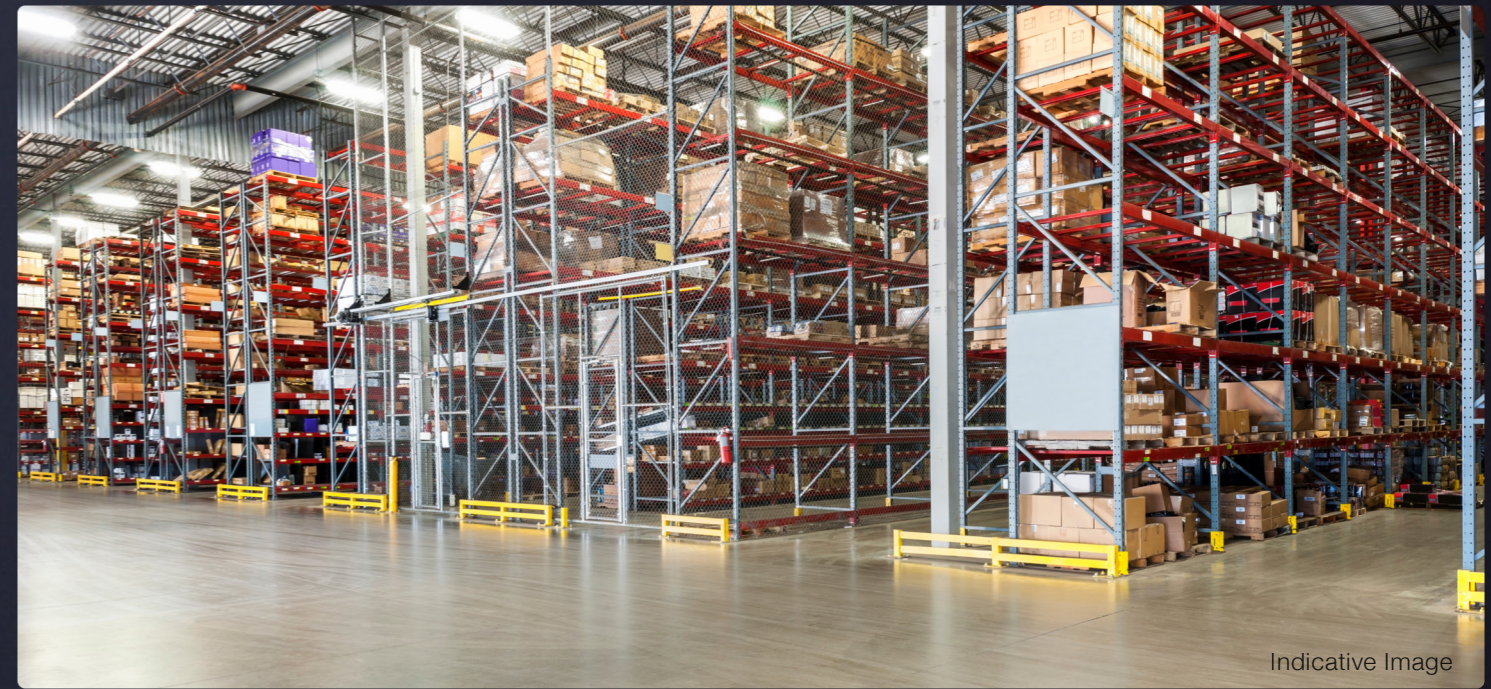
**30 HGV/trailer**  
spaces



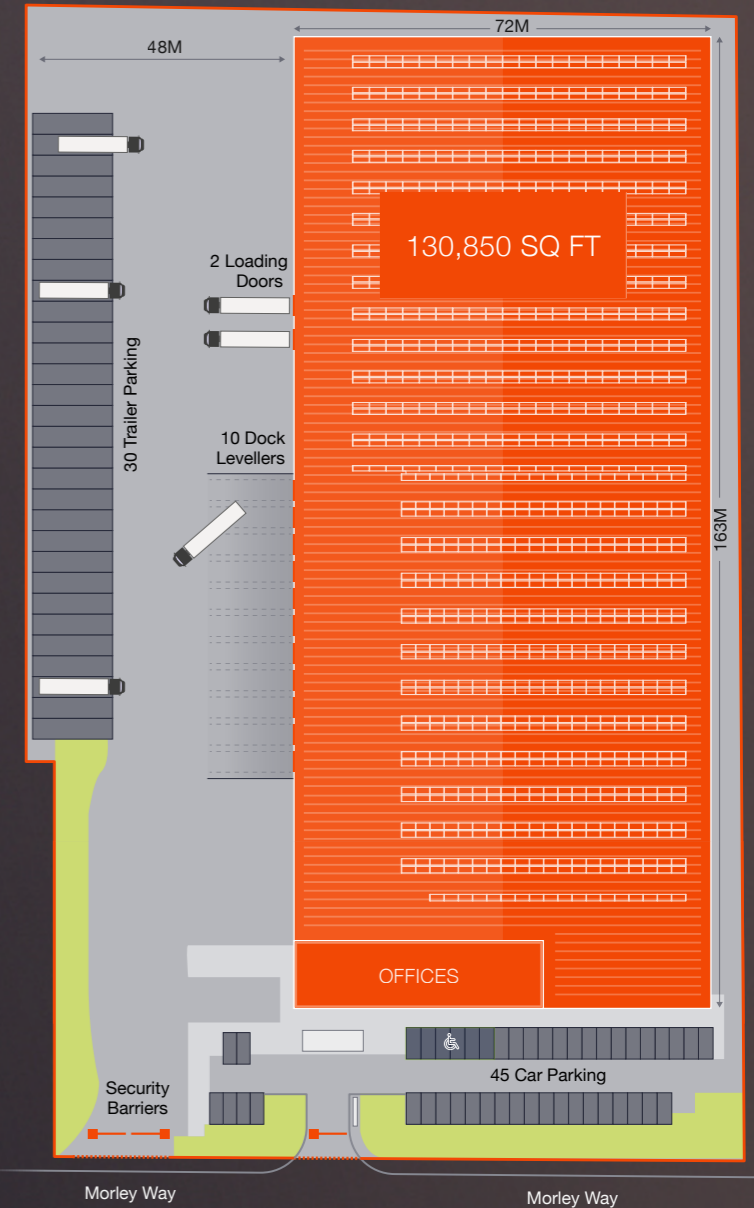
**High-spec**  
offices



**Comfort**  
cooling



Indicative Image

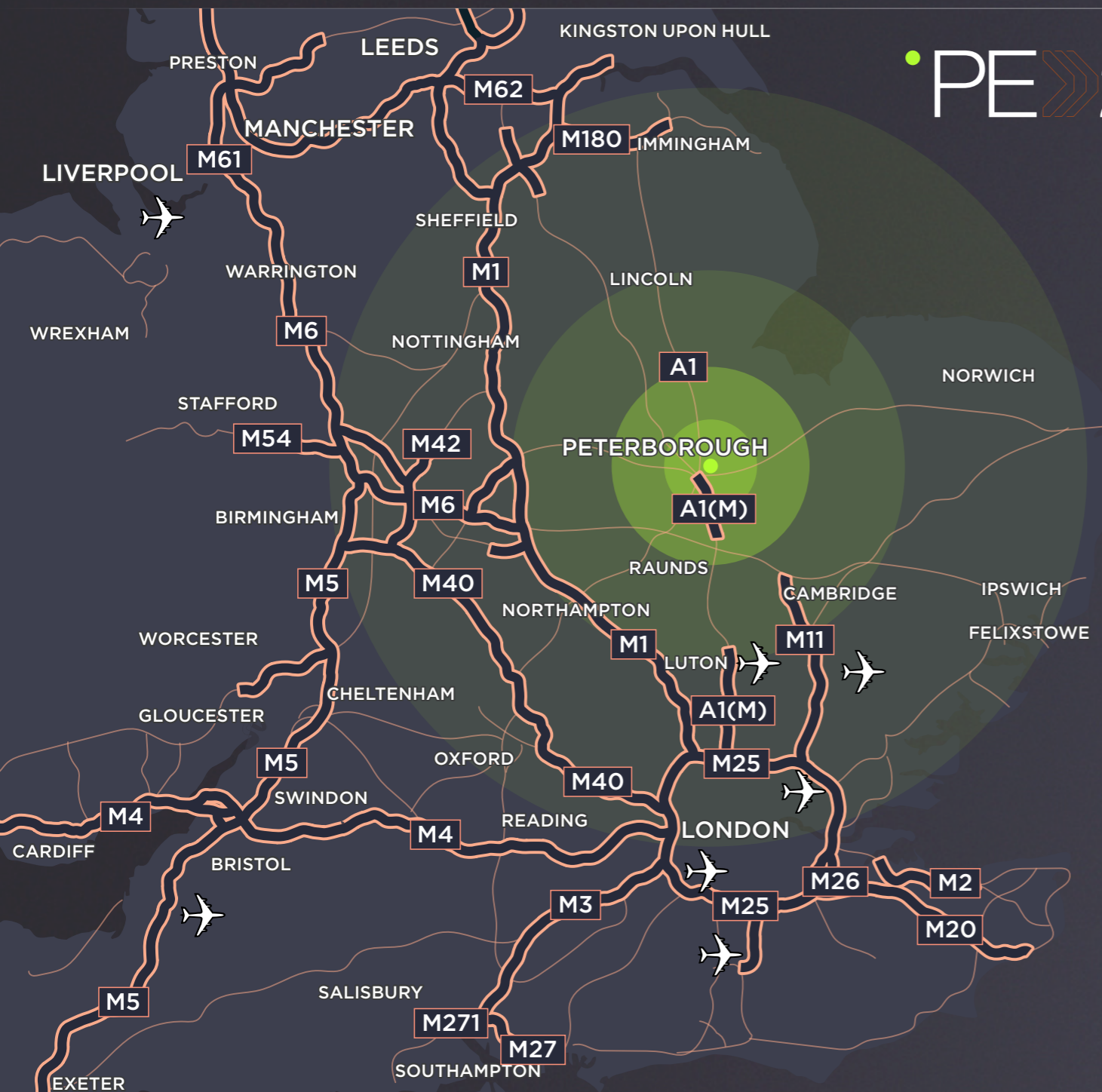


**Pallet Locations**  
7,560 Wide Aisle  
6,692 Narrow Aisle

Warehouse	124,950 Sq Ft	11,608 Sq M
Offices	5,996 Sq Ft	557 Sq M
<b>Total</b>	<b>130,850 Sq Ft</b>	<b>12,156 Sq M</b>

# A WORKFORCE FOR GROWTH

Peterborough offers a diverse and flexible labour pool specifically tailored to the logistics and manufacturing sectors. The city features higher-than-average concentrations of workers in transport and storage, ensuring a deep talent pool for your operations.



PE 2



## Immediate workforce

» 210,000 population within the city

## Regional reach

» 550,000 population within a 20-mile radius

## Cost efficiency

» Competitive labour costs compared to the national average

## Established community

» Home to global industry leaders including IKEA, Indesit, Coca-Cola & Perkins Engines

Source: Nomis

