

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 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	10,016	930.52	To Let	Available

## Viewings

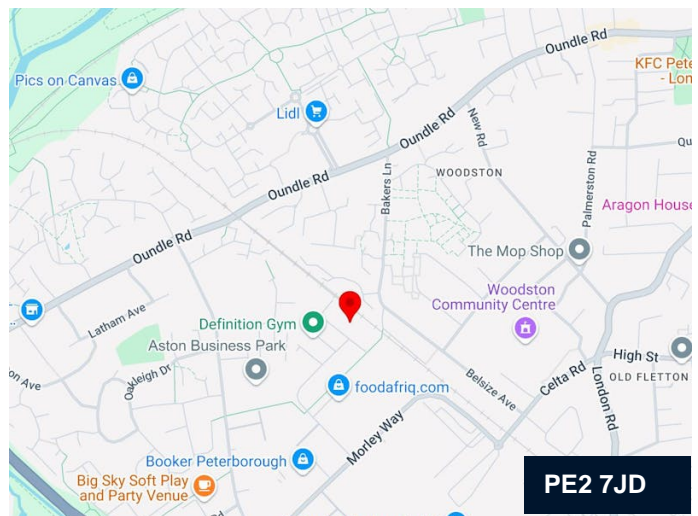
Strictly by appointment with the agents Savills (01733 344414) and Tydus (01733 590600).

## 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

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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# Energy performance certificate (EPC)

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

Property type	Storage or Distribution
Total floor area	828 square metres

## Rules on letting this property

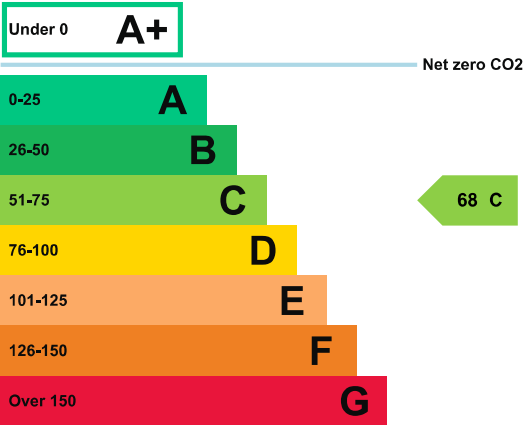
Properties can be let if they have an energy rating from A+ to E.

## 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	<b>14 A</b>
If typical of the existing stock	<b>78 D</b>

## 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 \(/energy-certificate/9038-5400-0757-8367-7236\)](/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