

TO LET

Industrial / Storage, Light Industrial, Industrial / Warehouse

Industrial unit for rent - will accept certain auto trade

Rent

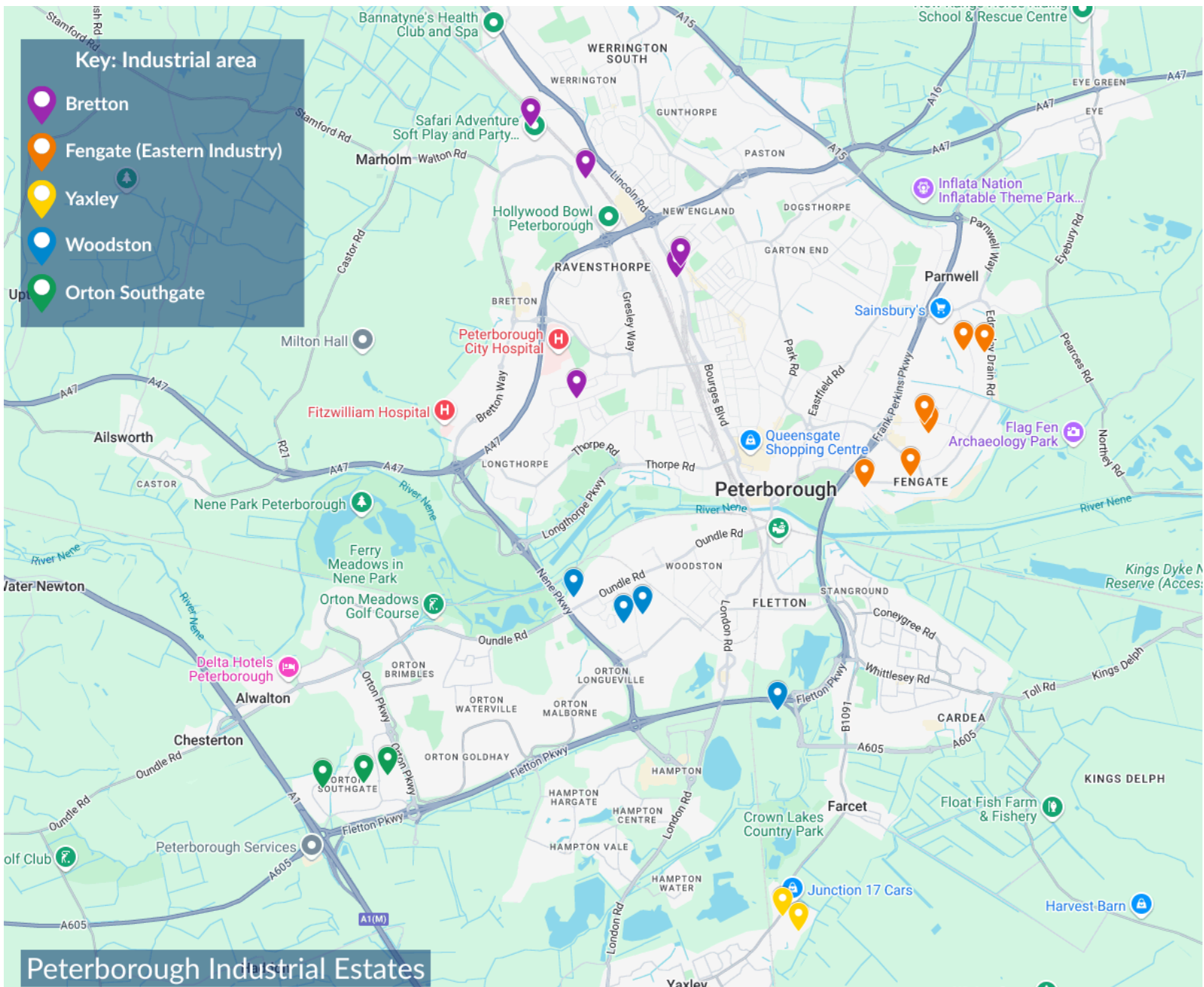
£7.75 per sq ft



Summary

-  Will consider auto trade
-  Parking available
-  Secure gated estate
-  Eaves height 5m
-  Kitchen and ancillary offices
-  Office areas
-  Easy access to main roads
-  Roller shutter doors

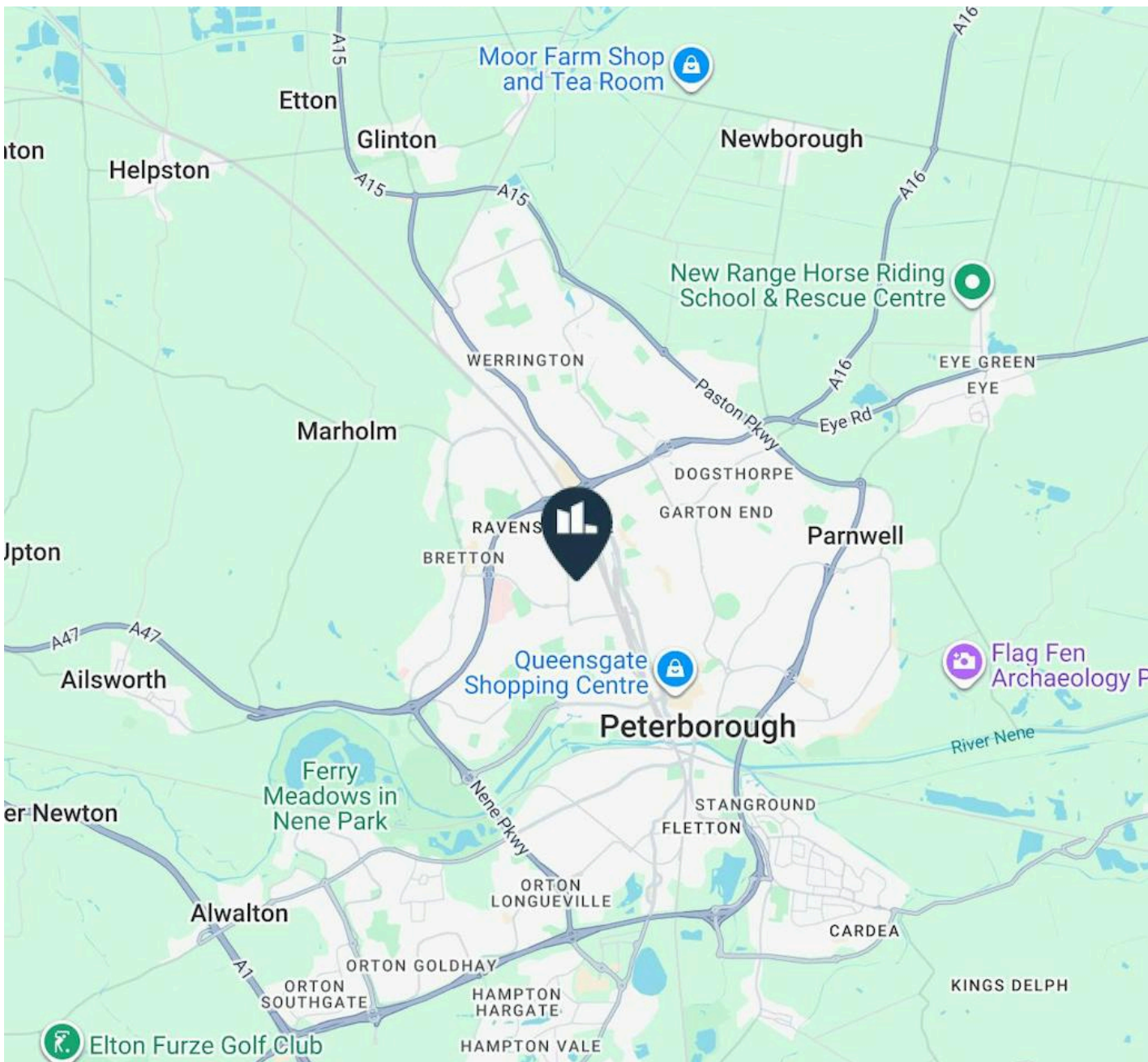




Peterborough

The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive location for businesses looking for distribution hubs or manufacturing spaces. Due to its proximity to key transport corridors, there is strong demand for warehouses and distribution centre's, particularly from e-commerce, retail, and logistics companies.





Location

Lion Square Industrial Estate is situated at the northern end of Saville Road close to Saville Road Industrial Estate and Burch House. Saville Road is located approximately 1 mile from the A15 (Bourges Boulevard) and Junction 16 of the A47 which provides excellent access to the A1 and the wider national road network.

Located in the Westwood industrial area of Peterborough, the site is conveniently close to the other bustling industrial areas of Bretton, Werrington and Eastern Industry, which host major companies like Evri, GXO Logistics, E-Leather, Royal Mail, Big Web Warehouse, Ocado, Tesco, Perkins Engines and Go Outdoors.

Accommodation

The accommodation comprises the following areas:

| Name | Sq ft | Sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|--------------|--------------|---------------|--------------|-----------------------|------------------------|--------------|
| Unit - 5 | 2,861 | 265.80 | £7.75 | £2.62 | £0.96 | Under Offer |
| Total | 2,861 | 265.80 | 7.75 | 2.62 | 0.96 | |

DESCRIPTION

Commercial unit available to let featuring a roller shutter loading door, ancillary office accommodation, kitchen facilities and WC amenities making it ideal for a variety of light industrial, trade counter, or storage uses.

The unit comprises of a terraced industrial unit of portal frame construction, featuring lower-level brick and blockwork with upper-level profile metal sheet cladding beneath a pitched mineral roof, with an eaves height of approximately 5 metres. Externally, the property benefits from dedicated car parking to the front, with additional parking available by separate negotiation.

SERVICE CHARGE

£0.96 per sq ft

RENT

£7.75 per sq ft

BUSINESS RATES

Rates Payable: £2.50 per sq ft Approx

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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