

TO LET

Industrial / Warehouse

Industrial unit under refurbishment
featuring roller shutter door and
dedicated parking close to A1

 [View Video Tour](#)



Summary



Unit under full refurbishment to include internals, roof and external cladding



Eaves height 5.8m



Established industrial area with excellent connectivity



Suitable for a range of industrial uses



3 phase electricity

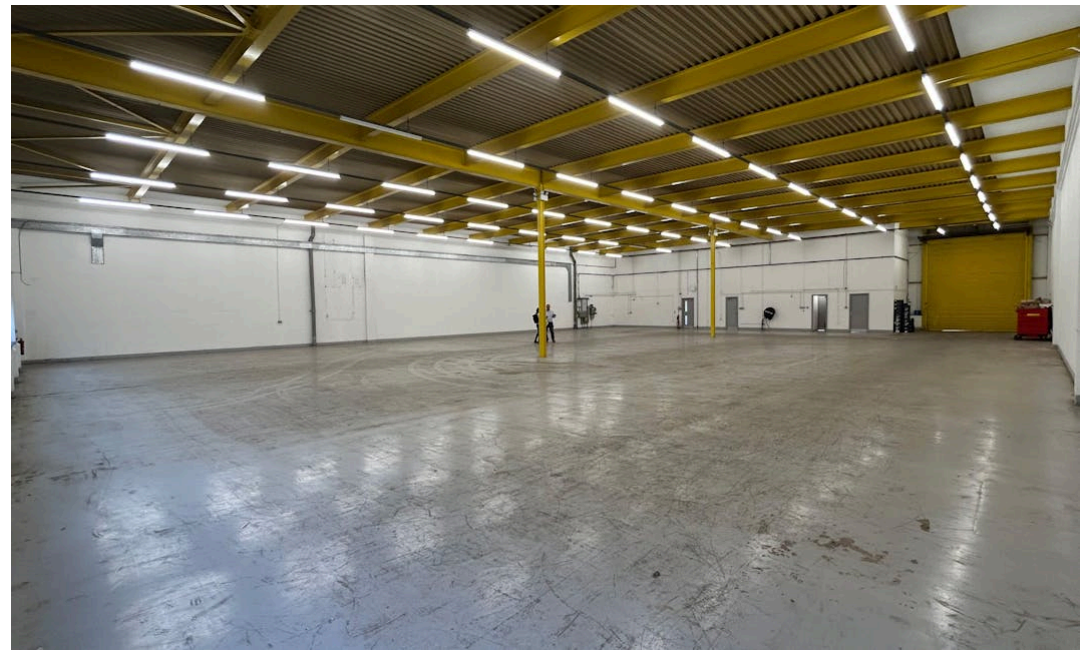
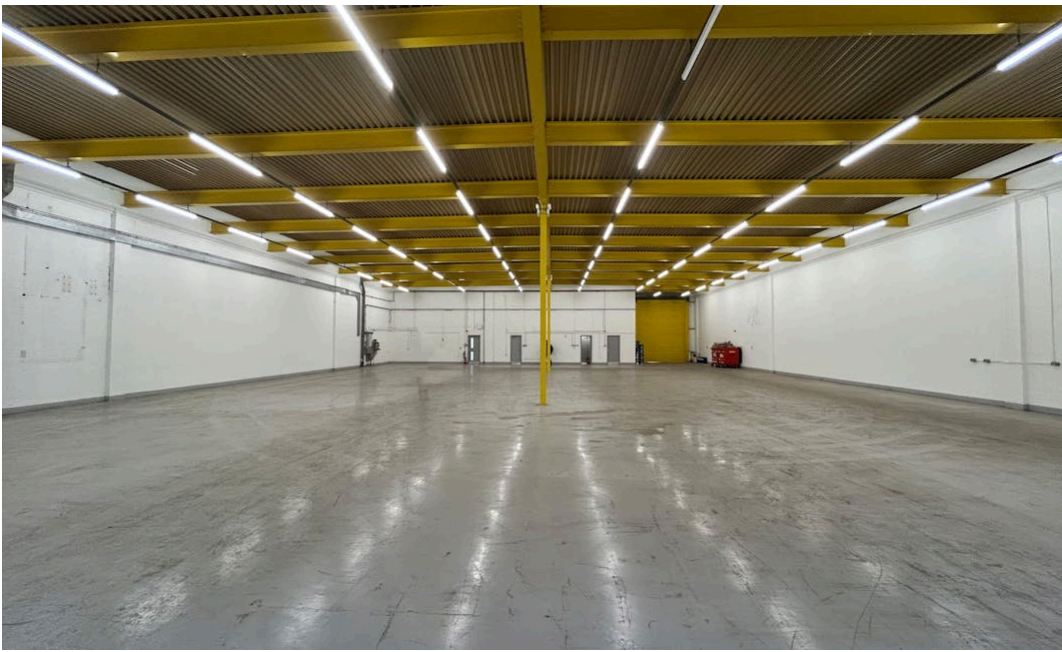


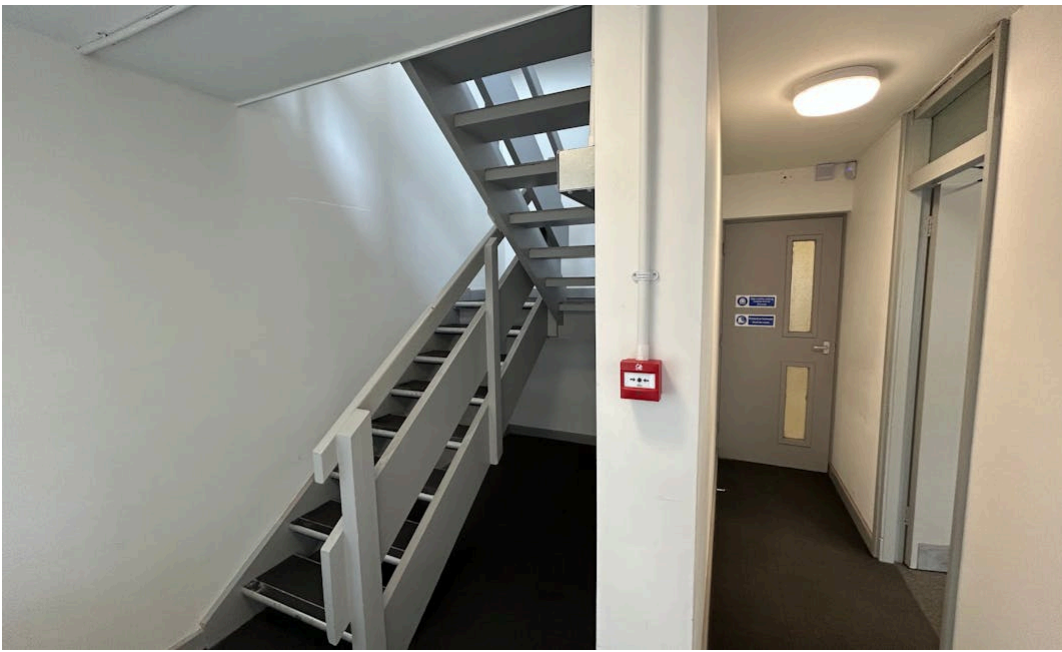
Roller shutter doors

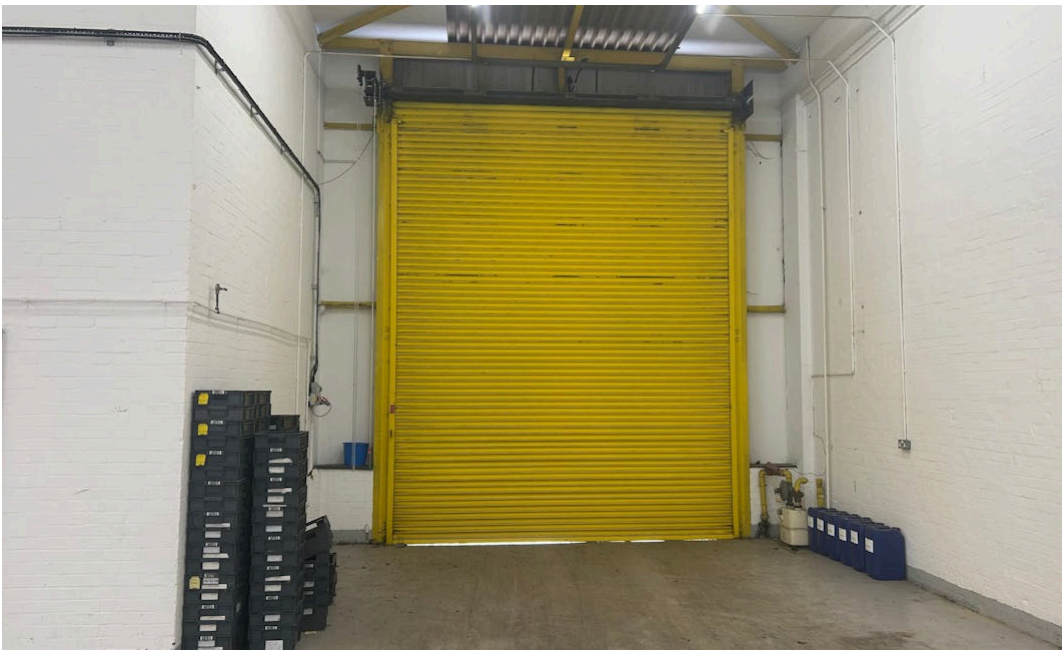


7 car parking spaces available

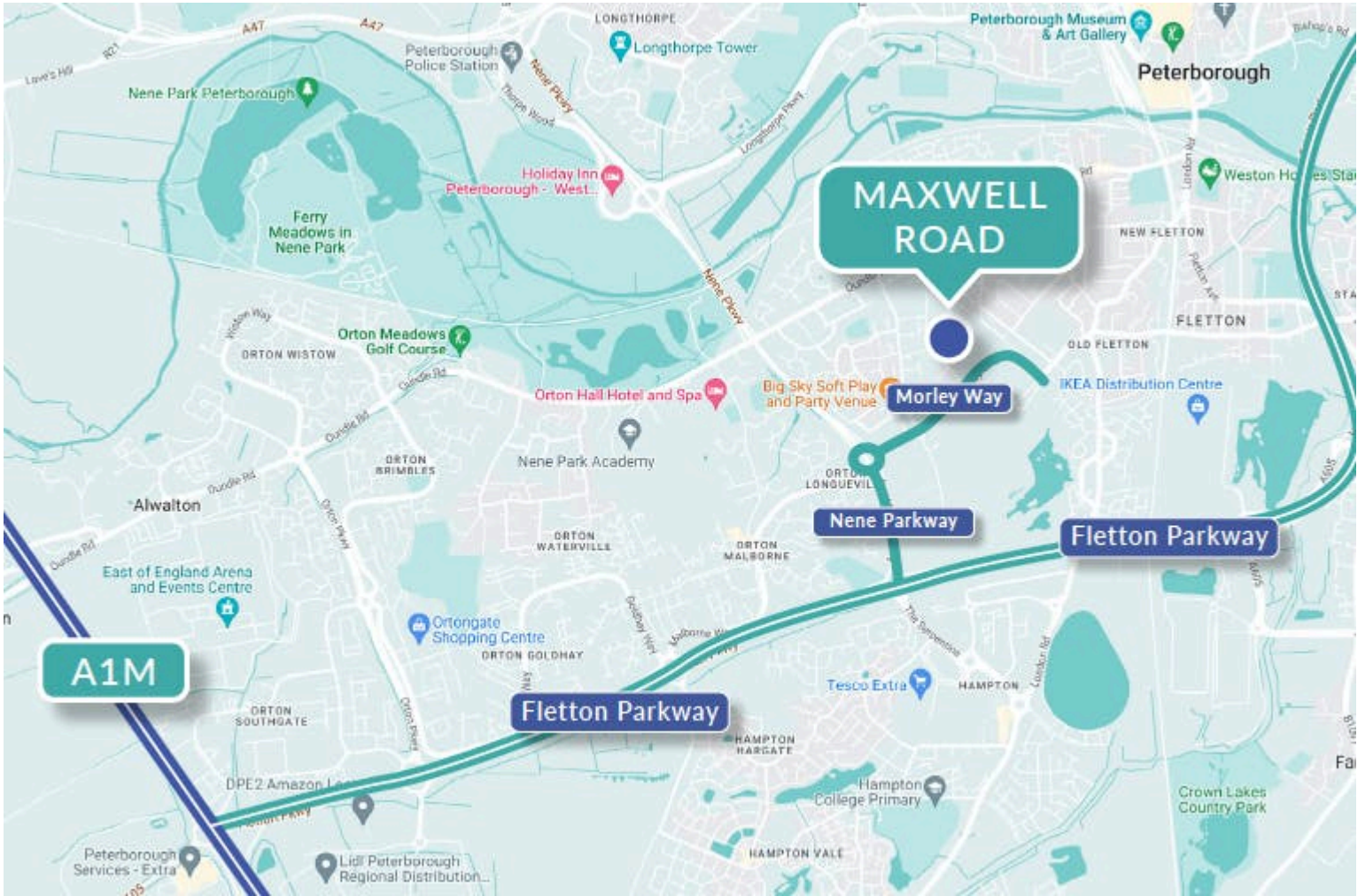




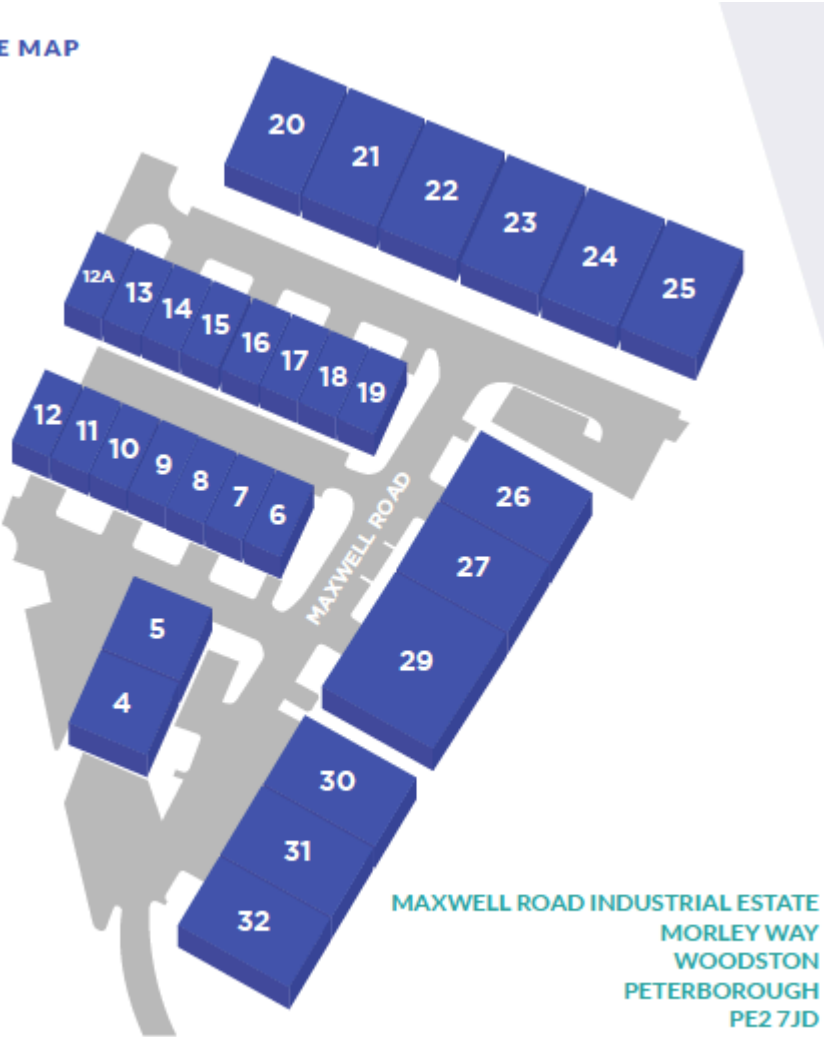








SITE MAP





Location

Maxwell Road Industrial Estate consists of 32 terraced industrial/ warehouse units within the Woodston commercial area, approximately 2 miles south west of the city centre. The A1260 (Nene Parkway) is within 0.5 miles providing direct access to Peterborough's dual carriageway ring road system and the A1(M).

Woodston is an established mixed-use industrial and office area with well known national and international occupiers such as; Cross Keys Homes, XPO Logistics, Opals Group, Lawrence David and Whirlpool.

Accommodation

The unit comprise the following areas:

Name	Sq ft	Sq m	Availability
Unit - 23	10,016	930.52	Available
Total	10,016	930.52	

DESCRIPTION

Units 23 is located within the Maxwell Road Industrial Estate, off Morley Way. The unit is due to undergo a comprehensive refurbishment to include the interiors, external cladding and roof. 7 car parking spaces are available directly outside the unit, as well as a loading door. The units include two-storey offices. EPC to be reassessed following refurbishment.

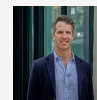
RENT

£6.25 per sq ft

ANTI MONEY LAUNDERING

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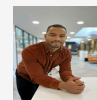
Further Information



Will Elphinstone

07876 131346

willlelphinstone@tydusre.com



Joe Sagoe

07869 046125

Joesagoe@tydusre.com



Sophie Dickens

07763 206550

sophiedickens@tydusre.com

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