

**TO LET**

## Industrial / Warehouse

Mid-terrace industrial unit situated on a prime industrial estate, offering dedicated parking, roller shutter access and 4m eaves

## Rent

£7.25 per sq ft



## Summary



Eaves height 4m



3 phase electricity



Roller shutter door



Established industrial area with excellent connectivity

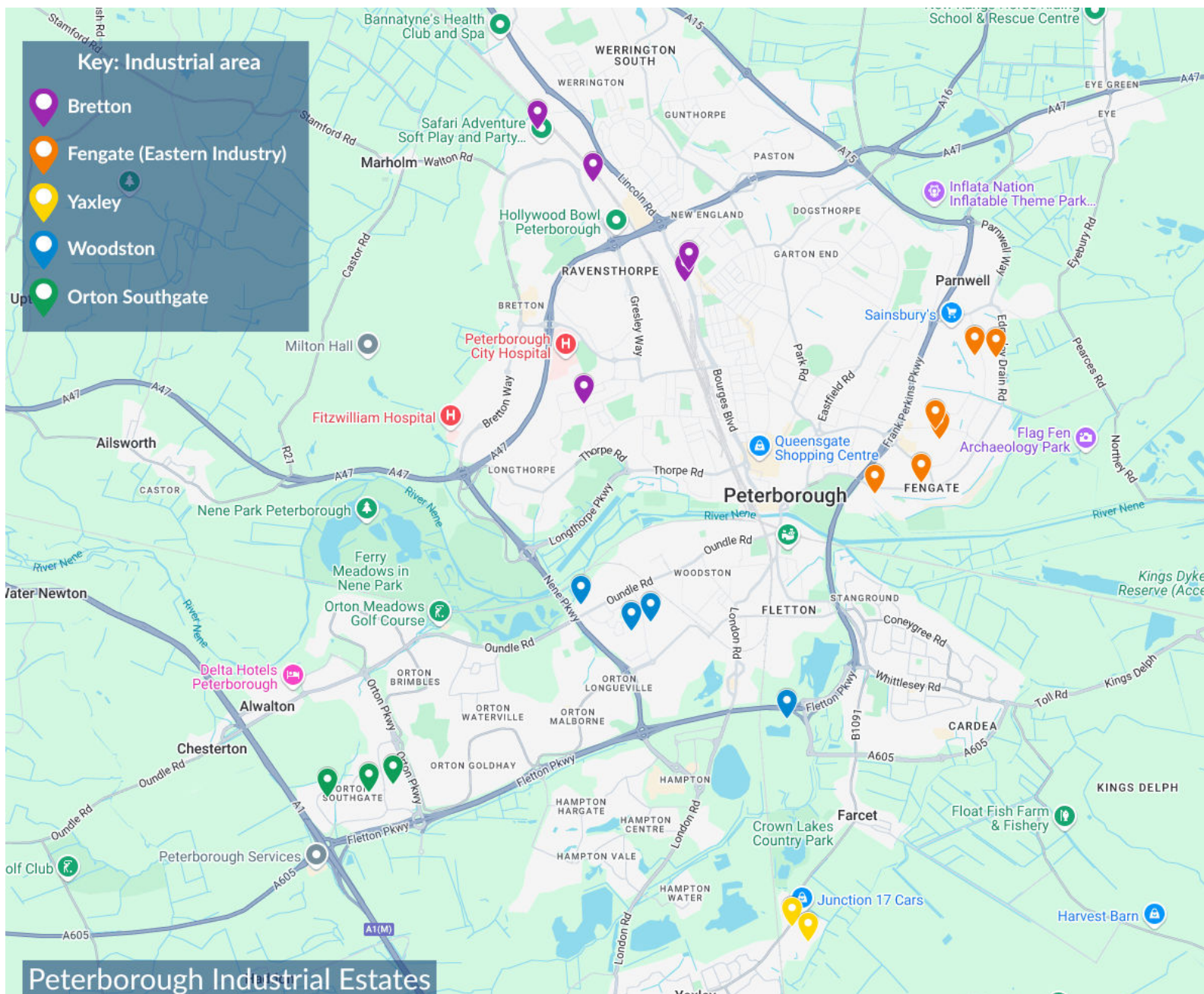


Suitable for a range of industrial uses



Dedicated parking spaces





## 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.

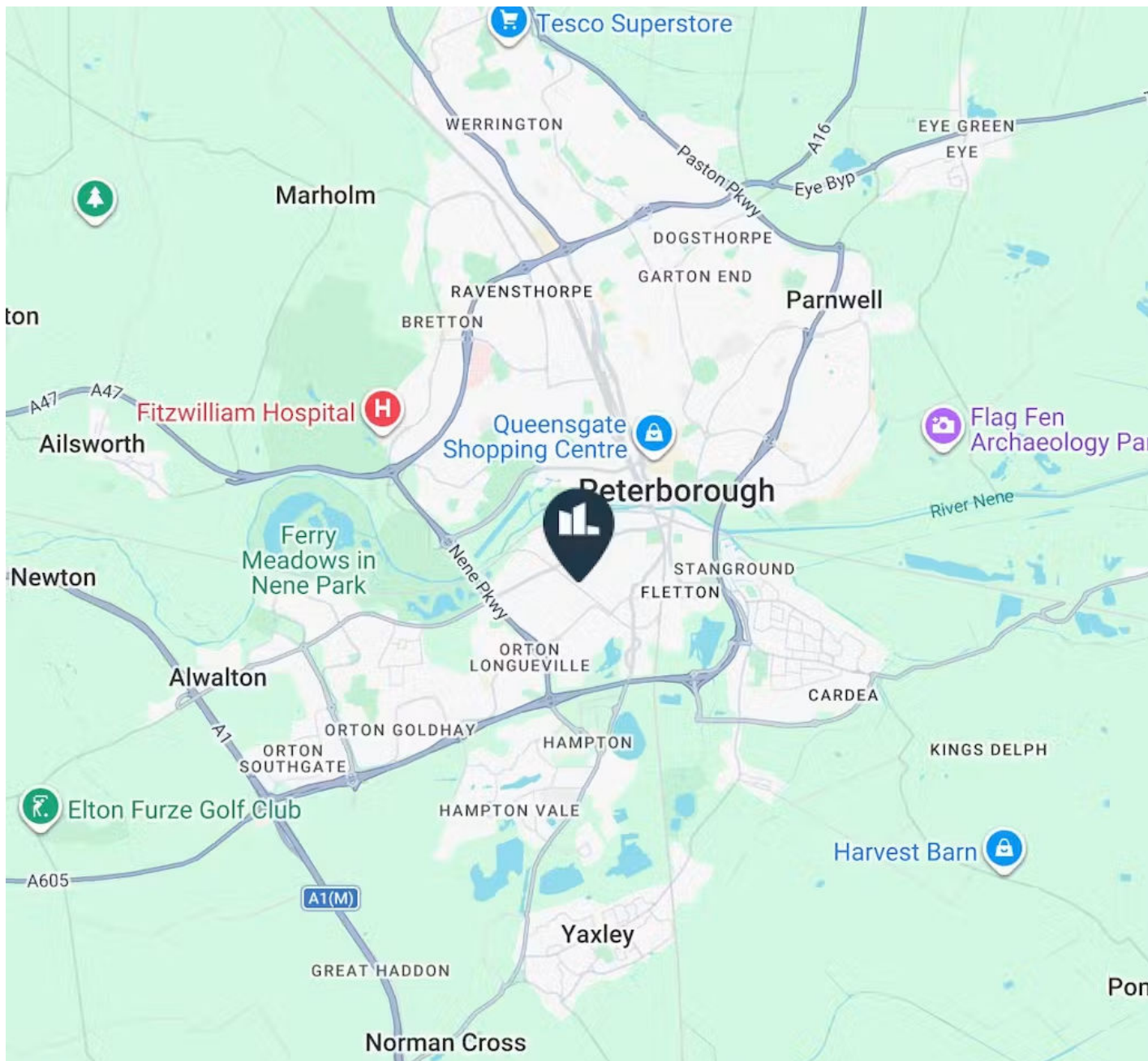






SITE MAP





## 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 - 17 | 3,027 | 281.22 | Available    |
| Total     | 3,027 | 281.22 |              |

## DESCRIPTION

Unit 17 forms part of the well-established Maxwell Road Industrial Estate in Woodston and provides high-quality industrial accommodation suitable for a variety of warehouse, manufacturing, trade counter and distribution occupiers. The property has been refurbished to a high standard and benefits from a practical open-plan warehouse with generous eaves height, three-phase power, roller shutter loading access and dedicated on-site parking.

The estate continues to attract a range of local, regional and national occupiers, making it an ideal base for growing businesses.

## RENT

£7.25 per sq ft

## BUSINESS RATES

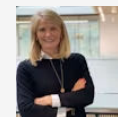
Rateable Value: £20,000

Rates Payable: £9,980 per annum

## 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.

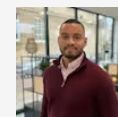
## Further Information



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