

**TO LET**

## Industrial / Warehouse

Newly refurbished units 20 & 21 -  
Available to let as a whole or as  
separate units.

### Rent

£6.75 per sq ft





## 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



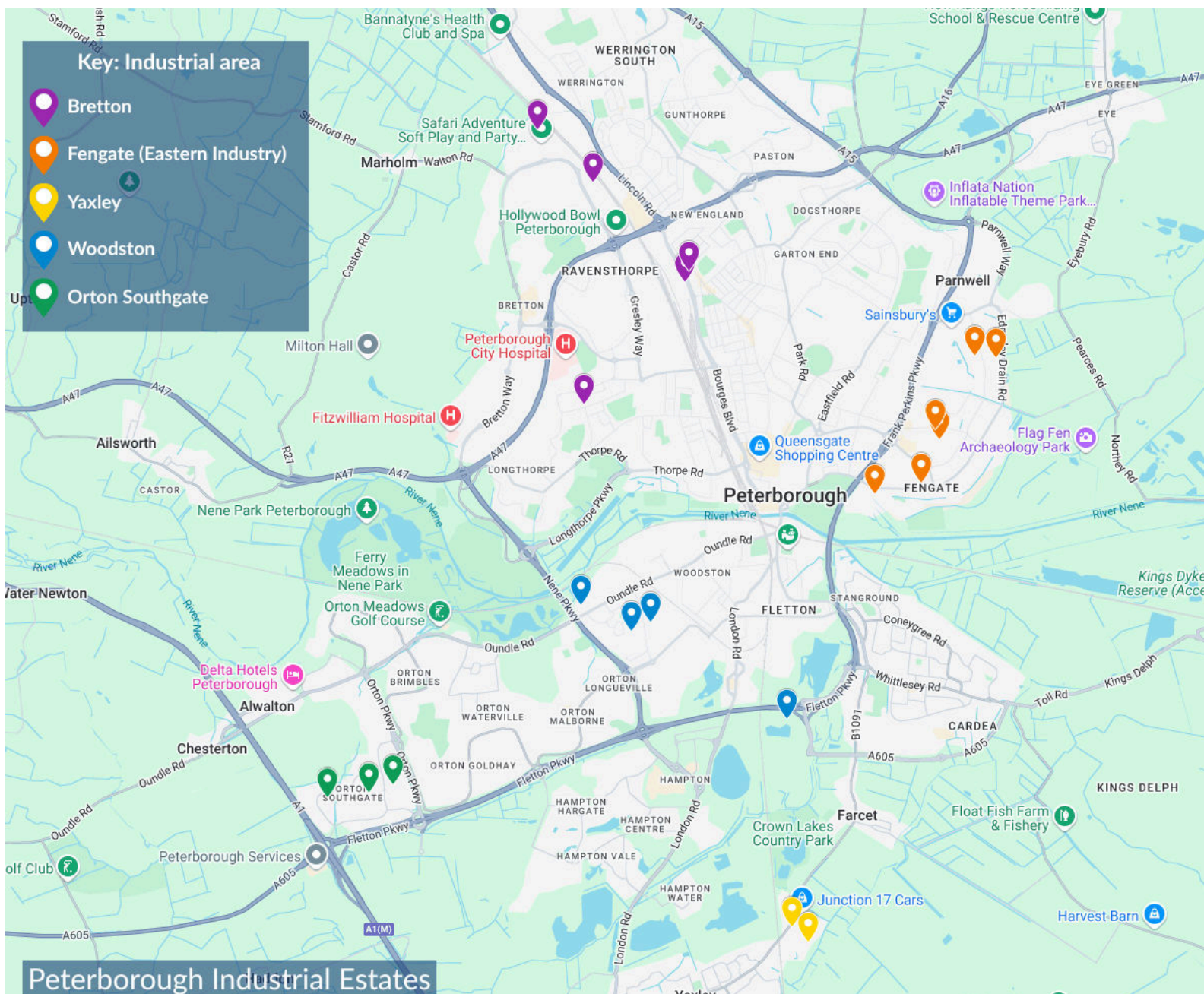
2 Roller shutter doors



Multiple car parking spaces available







## 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.

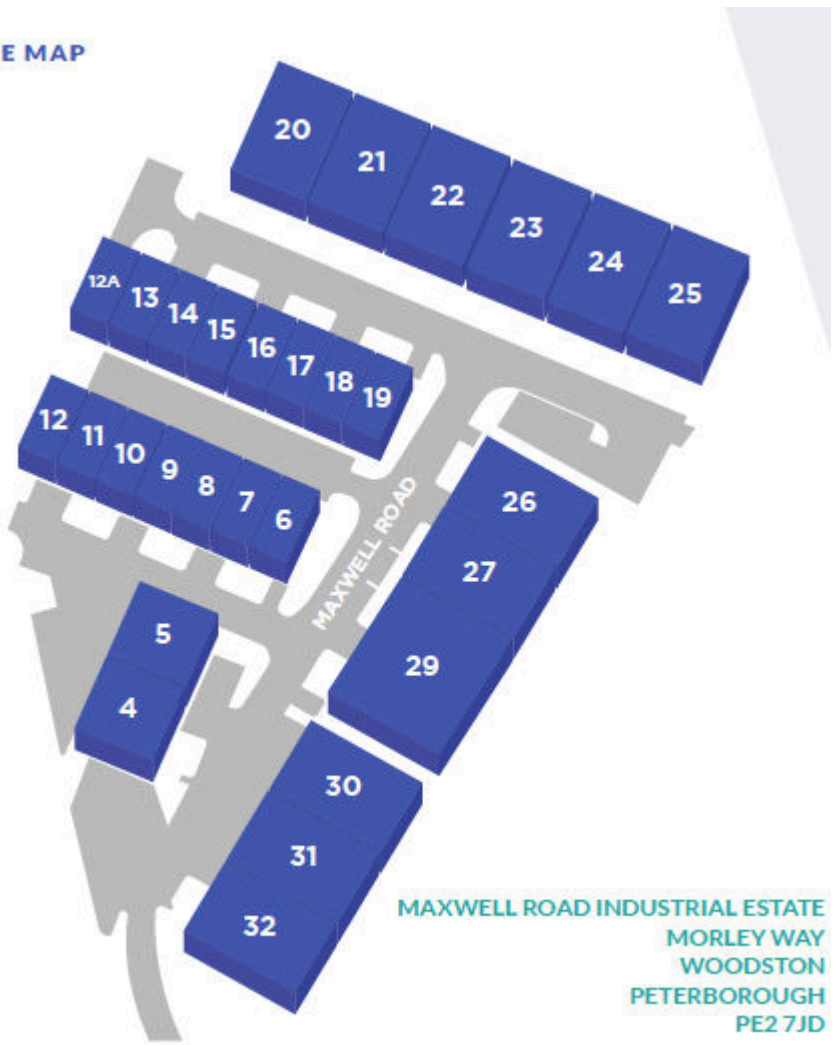




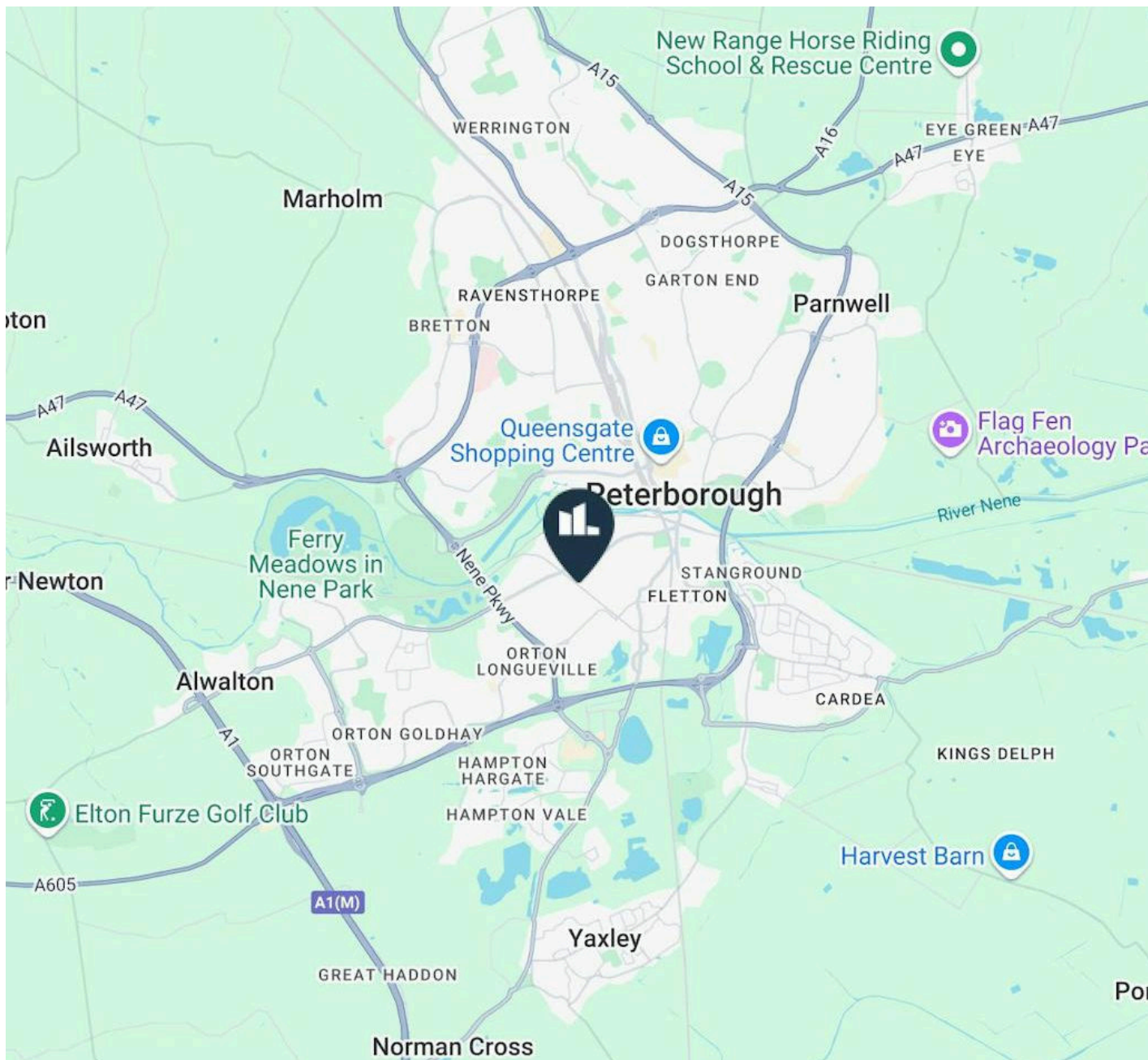




SITE MAP







## 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 units comprise the following areas:

Name	Sq ft	Sq m	Availability
Unit - 20	10,089	937.30	Available
Unit - 21	10,202	947.80	Available
Total	20,291	1,885.10	



DESCRIPTION

Units 20 & 21 at Maxwell Road Industrial Estate are available to let individually or as a combined unit. Currently undergoing a full refurbishment—including internal finishes, external cladding, and roofing—the units offer high-quality industrial or warehouse space with two-storey offices and two loading doors.

Parking is available directly in front of the units and within the adjacent communal car park. Each unit is of steel frame construction with profile composite cladding and an eaves height of 5.40m, making them ideal for storage, light industrial, or distribution use. EPC will be reassessed upon completion of the refurbishment.

SERVICE CHARGE

£0.40 per sq ft

RENT

£6.75 per sq ft

BUSINESS RATES

Rates Payable: The current rateable value for Units 20 & 21 is £38,000 per unit (meaning rates payable of £18,962 pa per unit) or £66,000 for the combined units (meaning rates payable of £33,792 pa).

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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Generated on 02/02/2026