

TO LET

Industrial / Storage, Leisure, Light Industrial, Industrial / Warehouse

Warehouse & Light Industrial Units To
Let – Flexible Options Available

Rent

£63,000 - £192,000 per annum



Summary



Parking



5.5m eaves



Roller Shutter Doors



Three-phase power

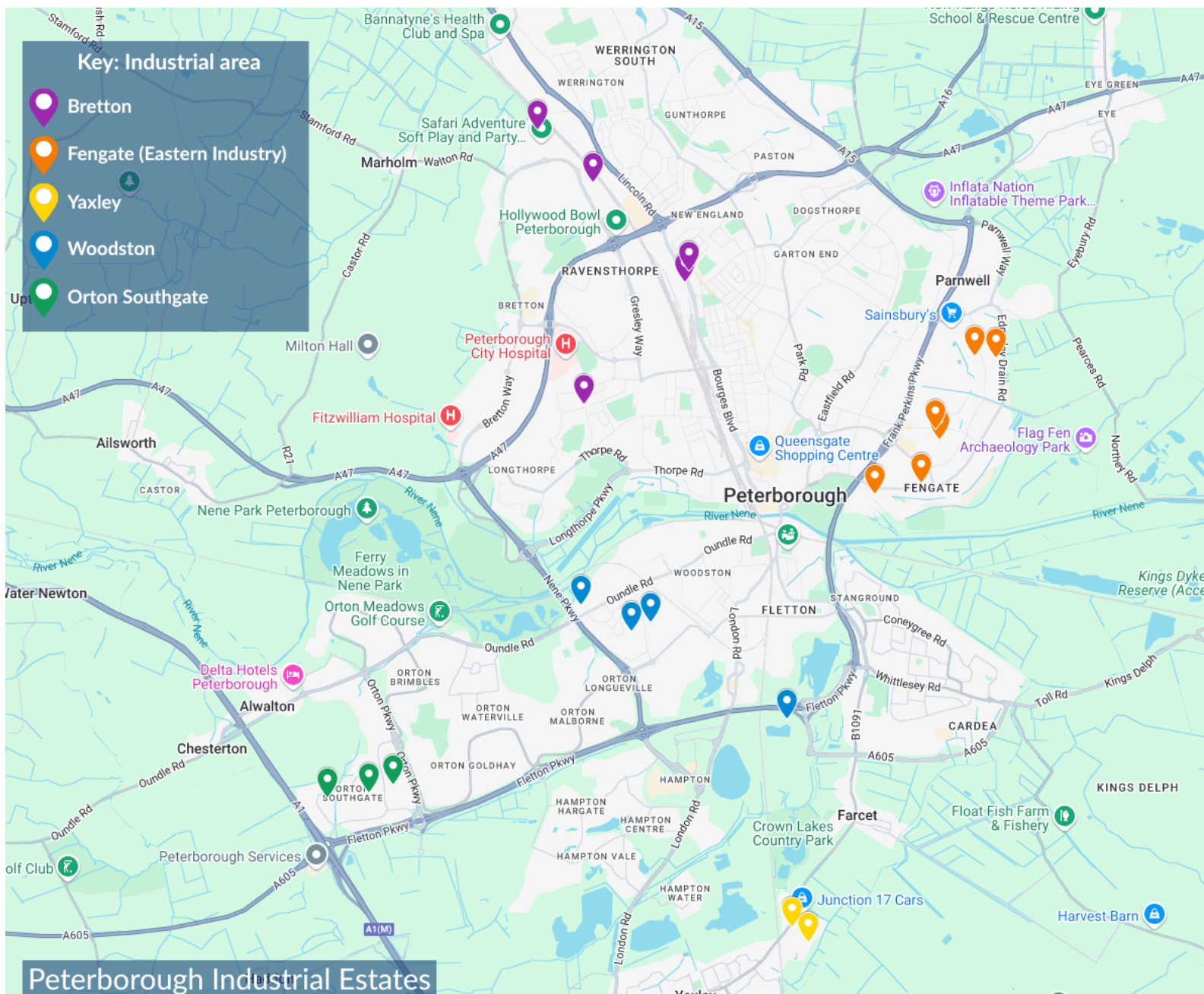


Office and WC Facilities



Mixed consents for uses withing
Classes B2, B8 and E





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.

- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area over the period 2023-2028 .
- Peterborough attracts both domestic and international visitors to its historic city centre with Norman Cathedral

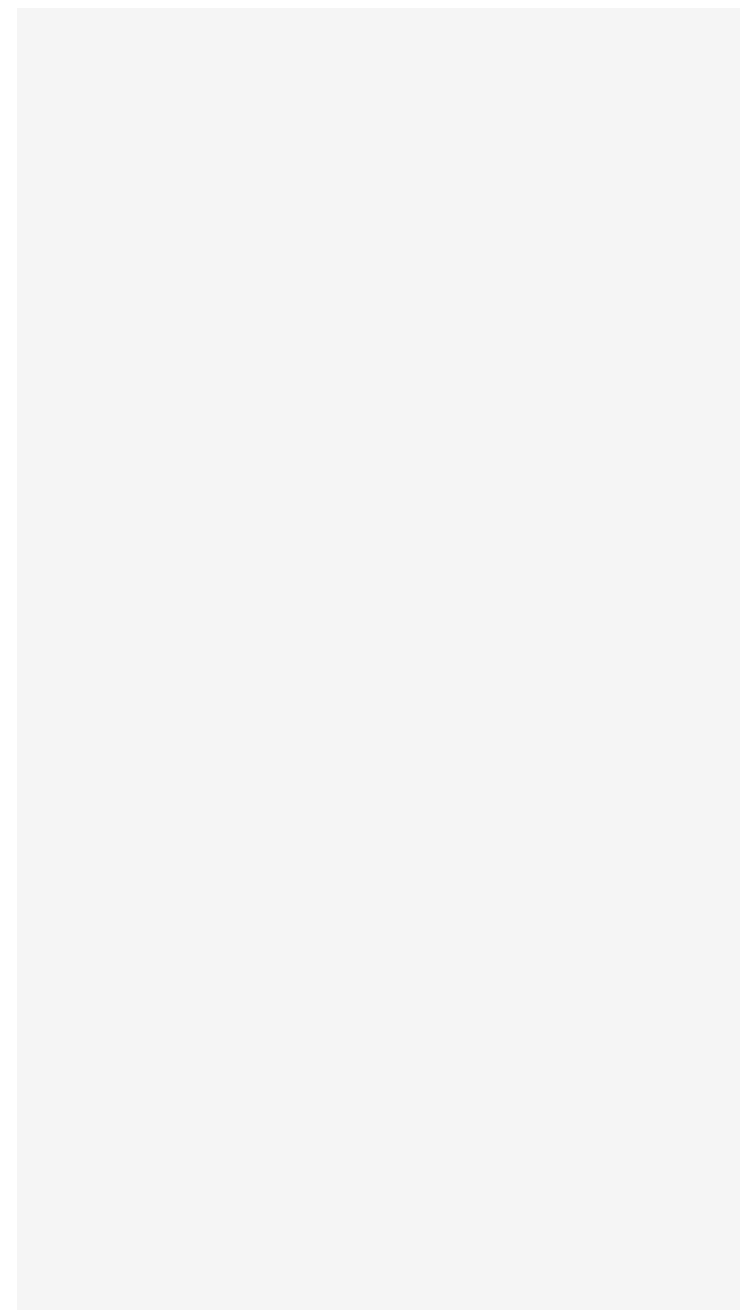
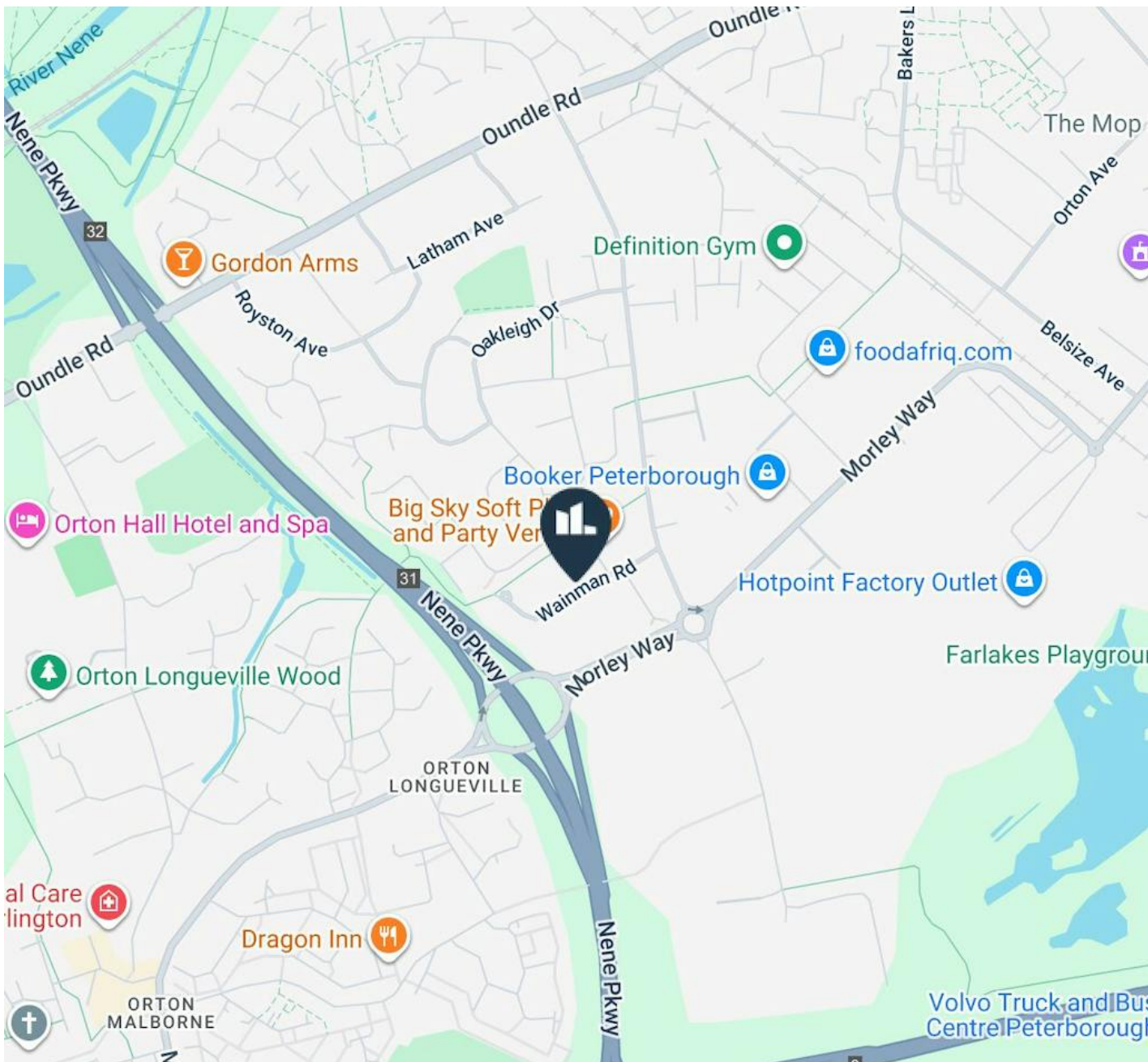
(all information from PROMIS RETAIL REPORT 2024)











Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - 7 Ground Floor	12,262	1,139.18	Available
Unit - 7 Mezzanine	577	53.61	Available
Unit - 8 Ground Floor	12,537	1,164.73	Available
Unit - 8 Mezzanine	344	31.96	Available
Unit - 9 Ground Floor	12,720	1,181.73	Available
Total	38,440	3,571.21	

DESCRIPTION

This prime detached block comprises three versatile warehouse / light industrial units (Units 7, 8 & 9), offering superb functionality for a wide range of business uses. Constructed with a durable steel frame, brickwork and metal sheet cladding beneath a profile metal sheet roof, the property combines strength with practicality.

Each unit benefits from:

- Full-height loading doors for excellent access
- Dedicated pedestrian entrances
- Office and WC facilities
- Three-phase power supply
- Secure on-site parking, with approx. 6 off-road spaces per unit

Additional features include mezzanine storage areas within Units 7 & 8, providing extra flexibility for operations. Currently, Units 8 & 9 are interconnected internally but can easily be separated to suit occupier requirements.

Externally, each unit is served by a small compound / yard area, ideal for parking, loading and general use. The units are available to let individually or as a combined block, with new lease terms available by negotiation – offering businesses the chance to secure a space tailored to their operational needs.

VAT

Applicable

RENT

£63,000 - £192,000 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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