

TO LET

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

Warehouse & Light Industrial Units To
Let – Flexible terms available

Rent

£64,000 - £129,000 per annum



Summary



Parking



5.5m eaves



Roller Shutter Doors



Low rents and incentives available



Three-phase power

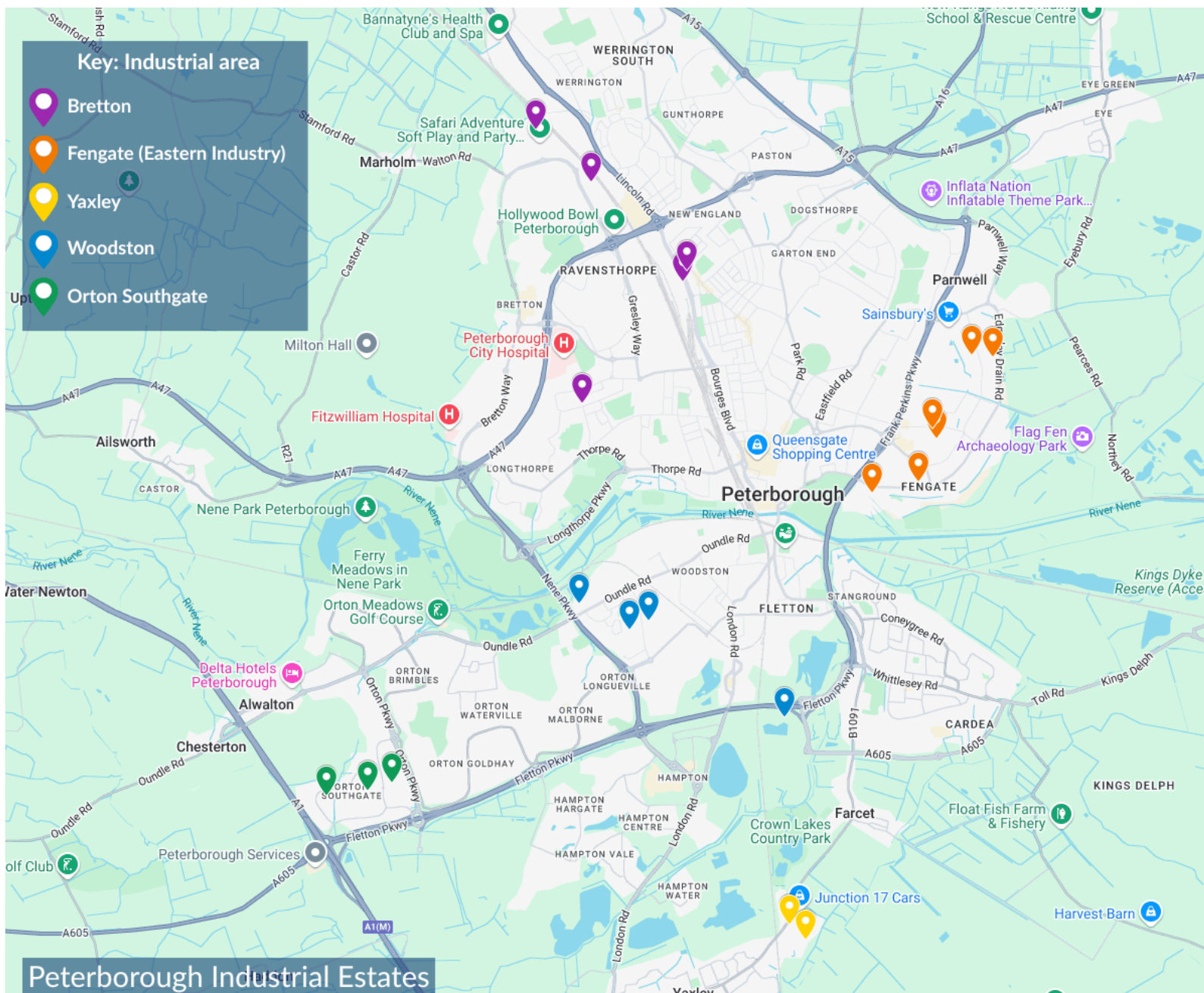


Office and WC Facilities



Mixed consents for uses withing Classes B2, B8 and E





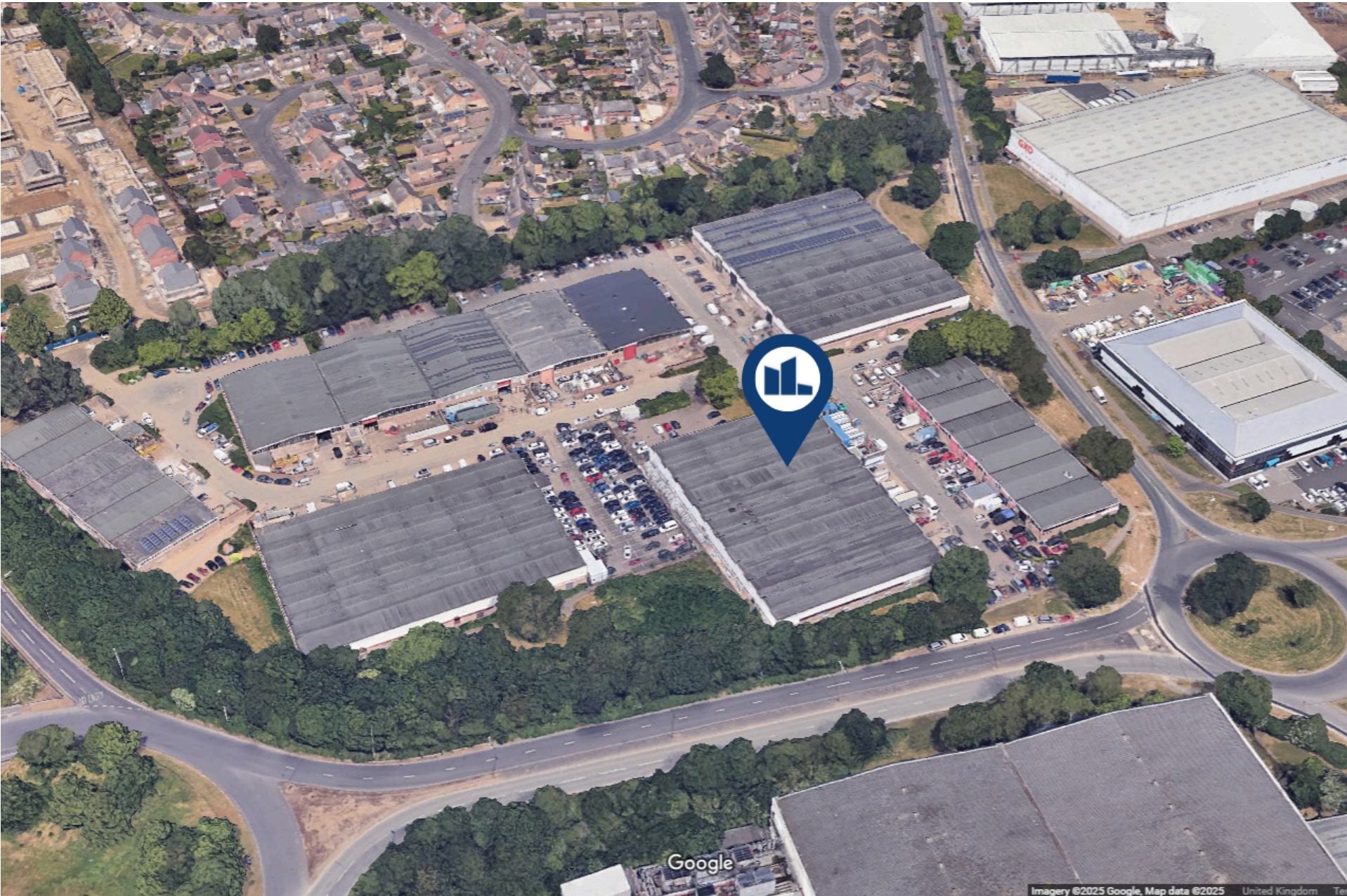
Peterborough

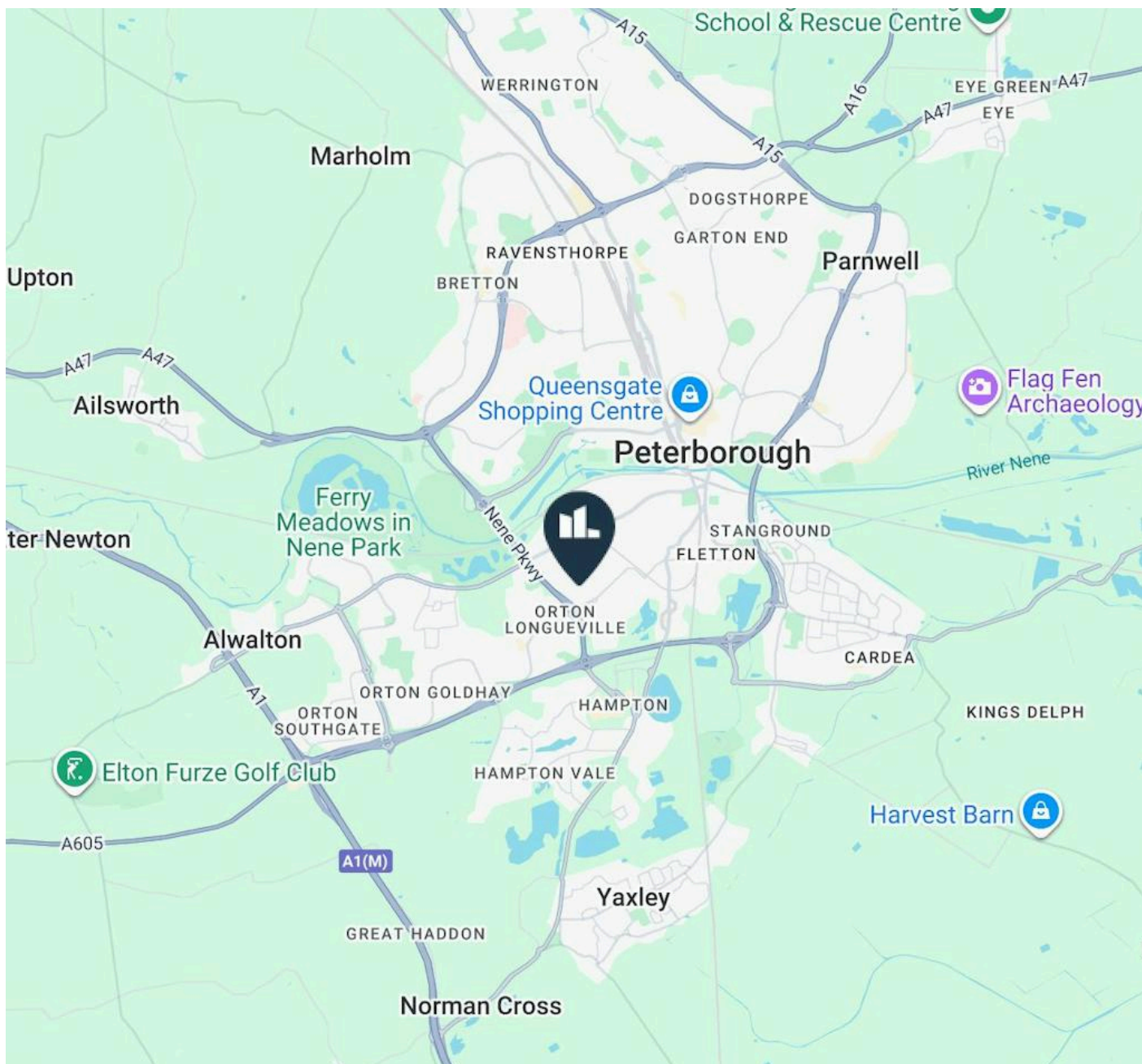
The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive 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.











Location

The property is prominently positioned on Morley Way, just off the Nene Parkway which provides direct access to Peterborough's dual carriageway ring road system and the A1(M).

It is situated within the Woodston commercial area, which 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 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	Under Offer
Total	38,440	3,571.21	

DESCRIPTION

This prime detached block comprises three versatile warehouse / light industrial units (Units 7 & 8), 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. The property is held on a long lease for 980 years. There is a nominal ground rent payable.

VAT

Applicable

RENT

£64,000 - £129,000 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



Sophie Dickens

07763 206550

sophiedickens@tydusre.com



Joe Sagoe

07869 046125

Joesagoe@tydusre.com

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