

TO LET

Office

Wonderfully fitted out self contained office within well known business estate in Woodston with 14 parking spaces

Rent

£12.50 per sq ft Annual rent £29,238



Summary



Excellent quality fit out



14 parking spaces



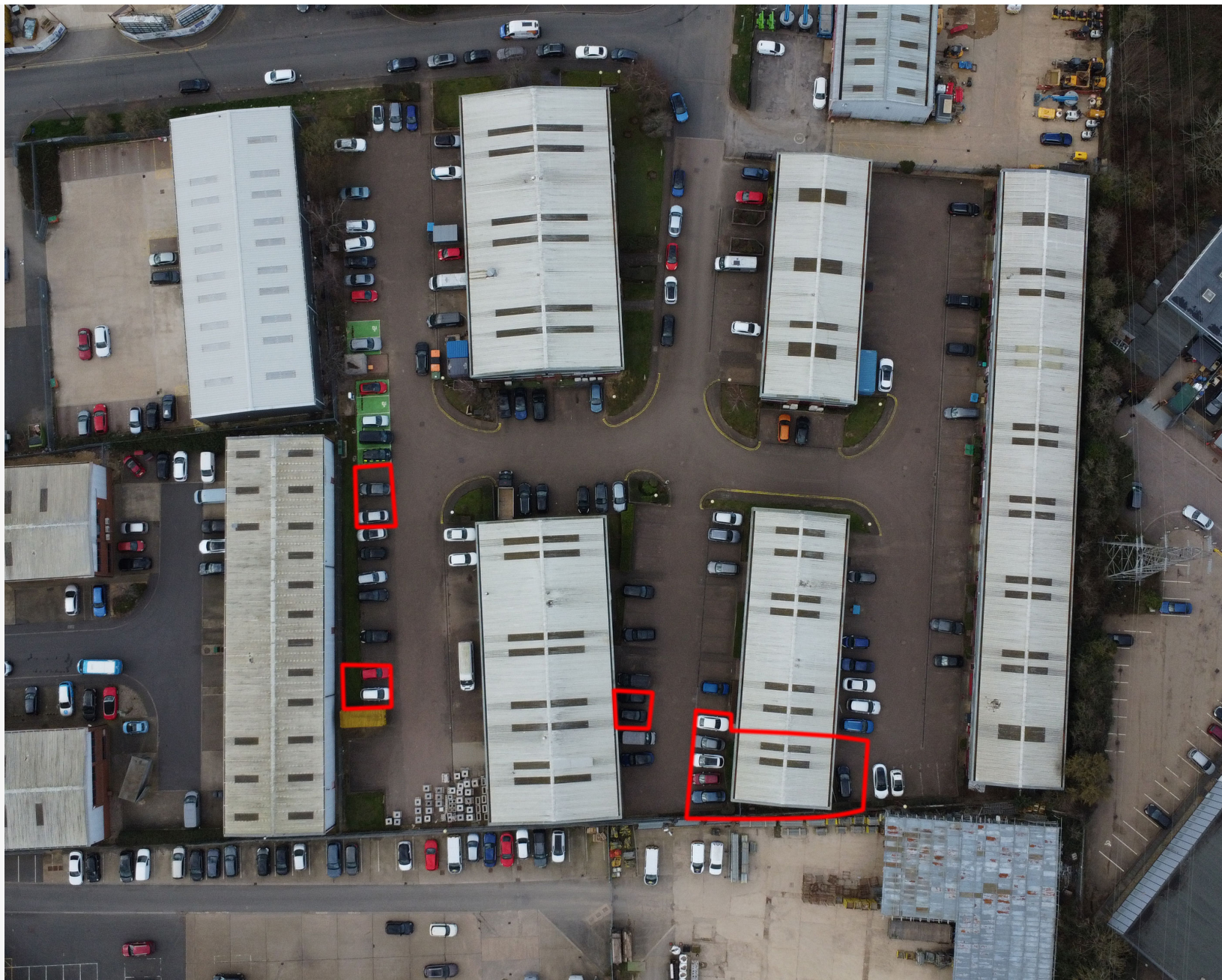
Currently desks for up to 30 staff



Previously used for workshop
with sealed up access for a roller
shutter door



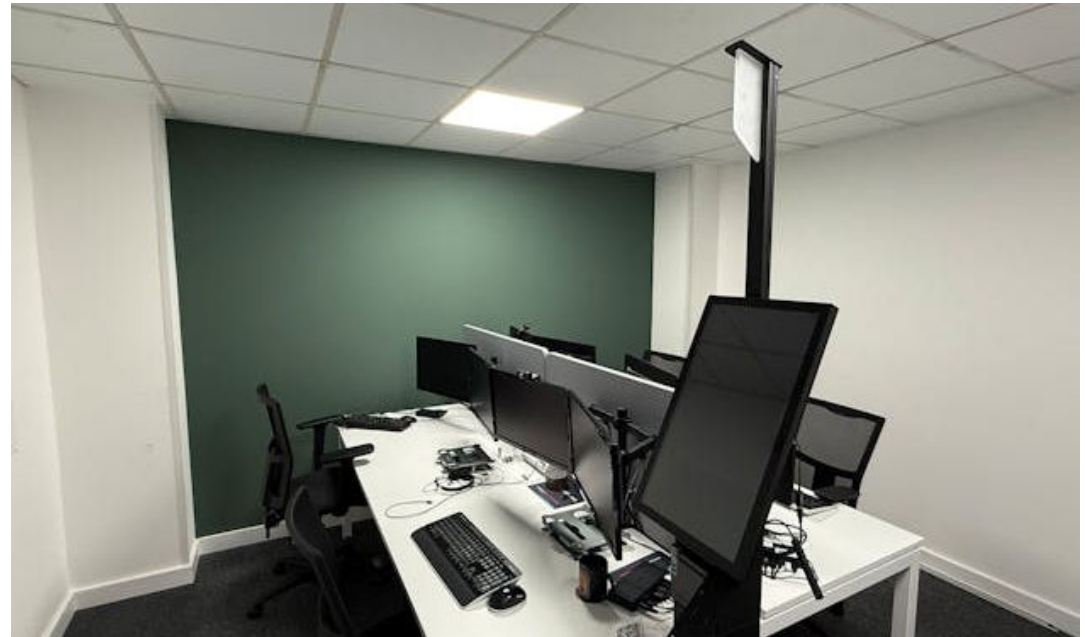
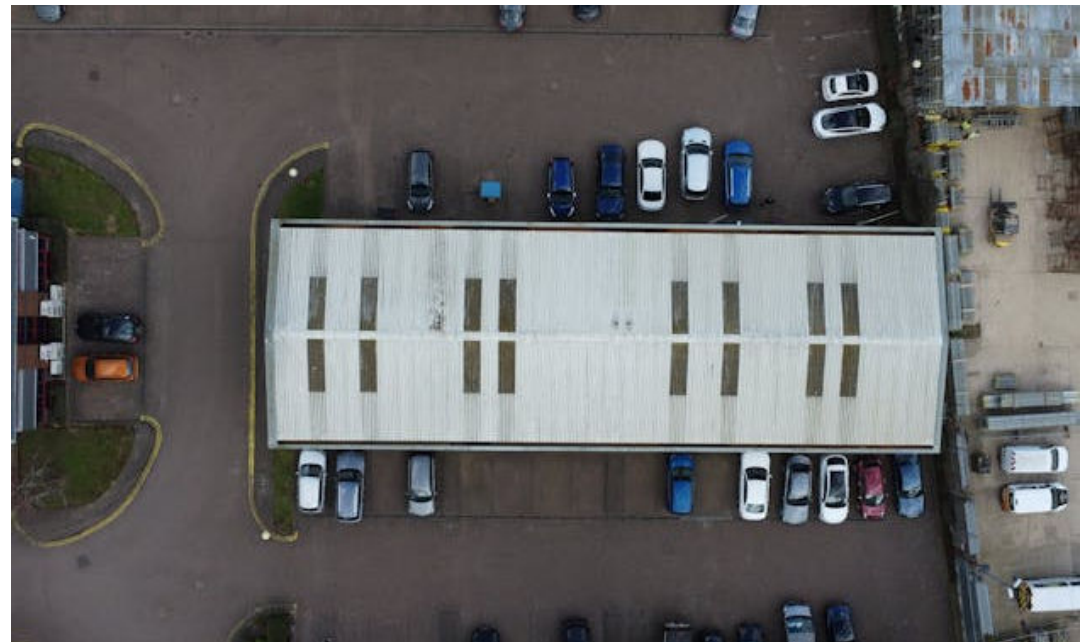
Self contained and very secure
at back of estate

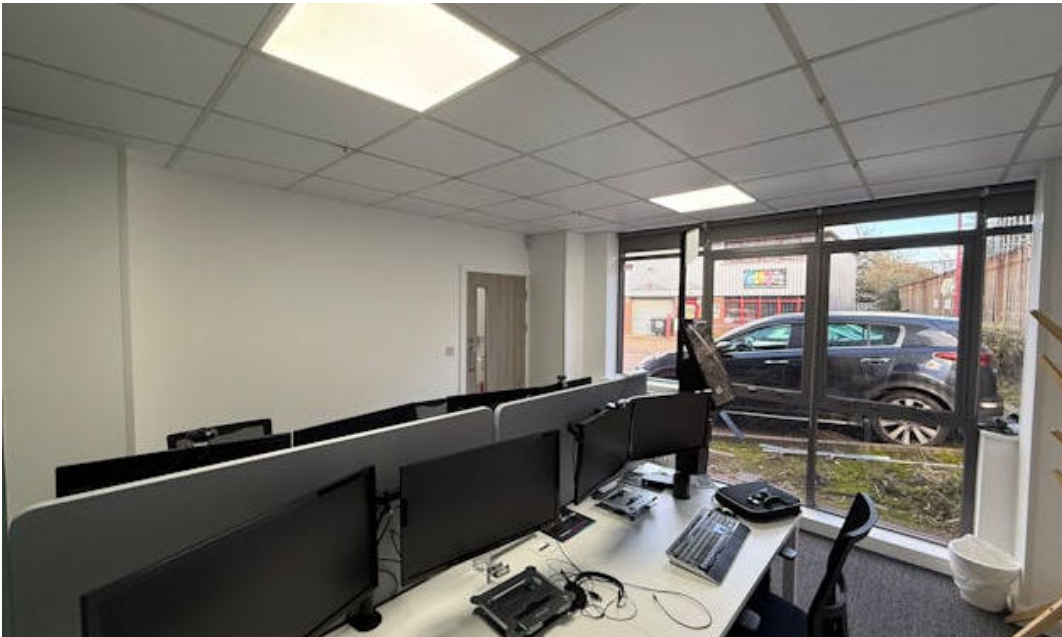
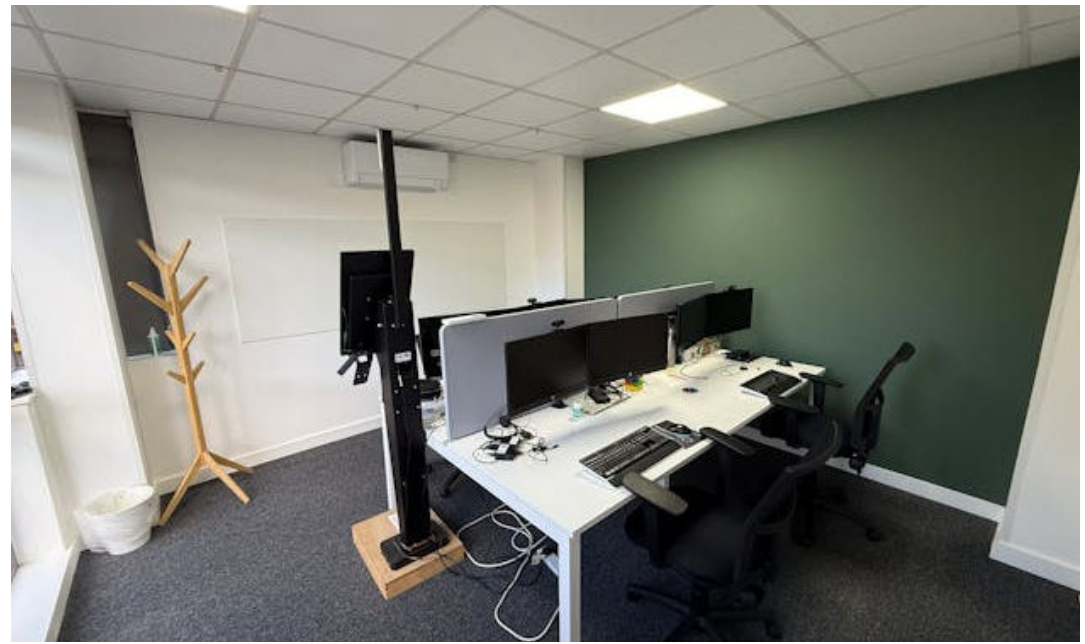


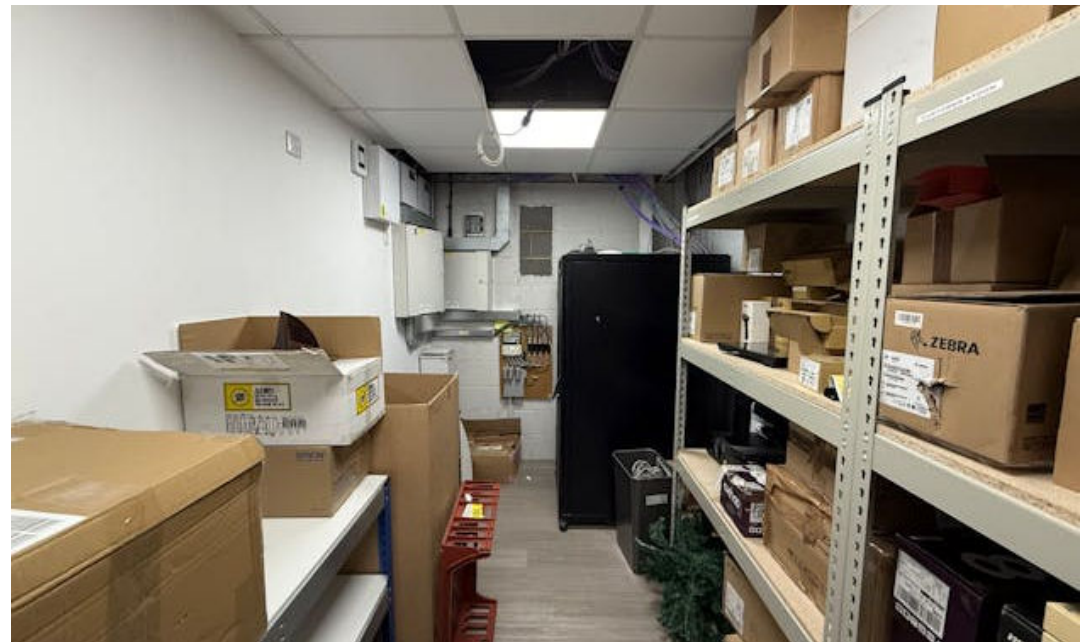


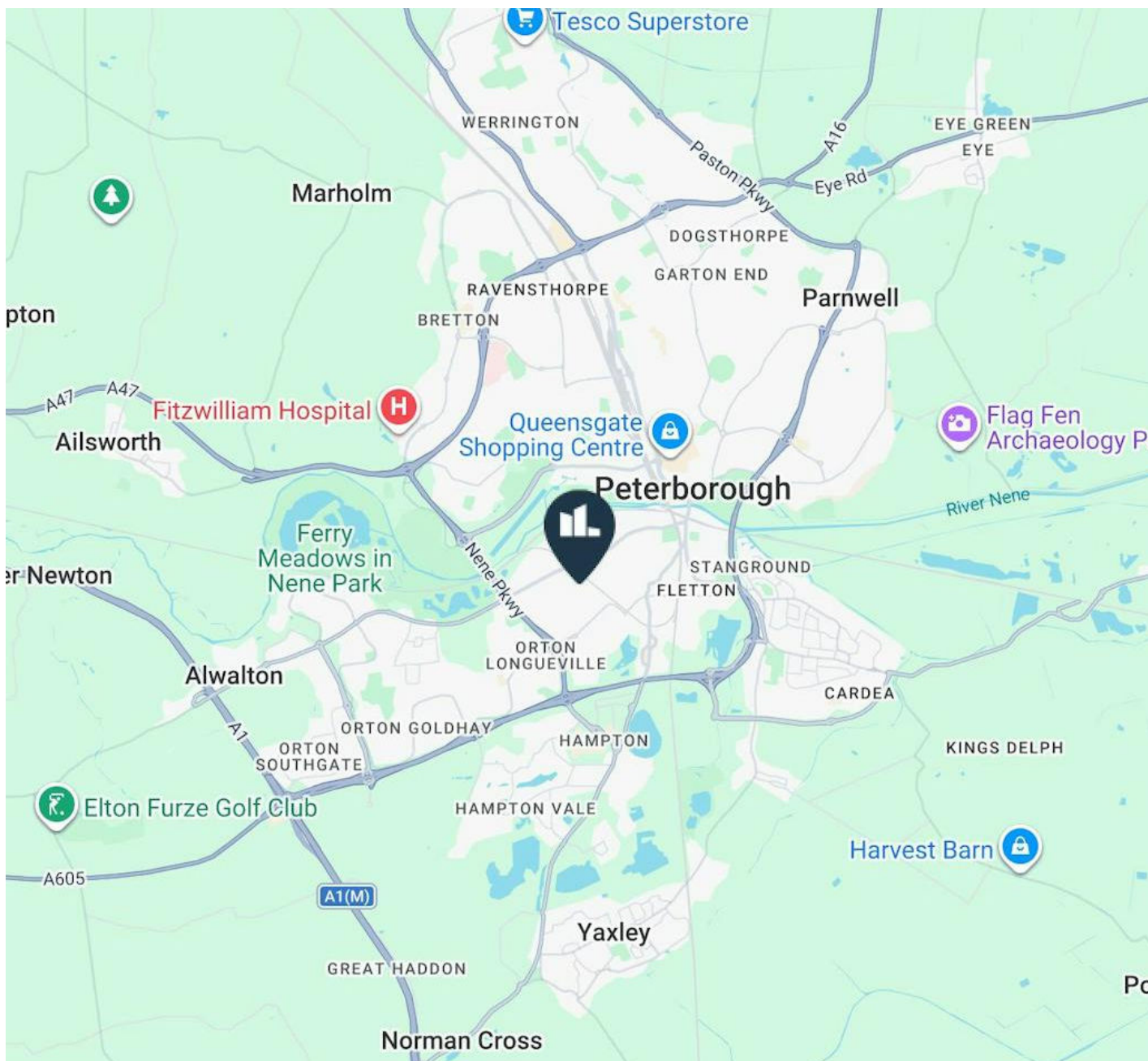
Peterborough

Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace, as well as access to amenity. Peterborough's city centre and nearby business parks are prime locations for office spaces. The city has excellent rail links to London, making it an attractive base for businesses looking for proximity to the capital without the high costs associated with office space in London. Development and regeneration projects such as ARU Peterborough, the IEG Green Technology Centre, Cygnet Bridge and Peterborough Station Quarter station improvement works are all helping improve demand for the City Centre.









Location

The Metro Centre is located on Welbeck Way, off Shrewsbury Avenue, Woodston, approximately 1 mile from the centre of Peterborough. Woodston is one of Peterborough's main industrial/office locations and is located south of the city centre.

Shrewsbury Avenue is close to the A605 and A1139 (Peterborough ring road parkway system) which provides access to the A1(M). Peterborough has excellent rail links with a fastest journey time to London Kings Cross of 49 minutes.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	1,163	108.05	Available
1st	1,176	109.25	Available
Total	2,339	217.30	

DESCRIPTION

The Metro Centre is a purpose built development comprising 31 offices and industrial units. The units are of steel frame construction with brick cladding and metal sheet roof.

Self contained office workspace over ground and 1st floor offices. Very high quality fit out internally with boardroom, smaller meeting rooms and open plan space. Excellent fitted kitchen and WC's.

EPC

C

VAT

Applicable

SERVICE CHARGE

n/a

RENT

£12.50 per sq ft Annual rent £29,238

BUSINESS RATES

Rateable Value: £25,500
Rates Payable: £4.70 per sq ft Rates from 1st April 2026

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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