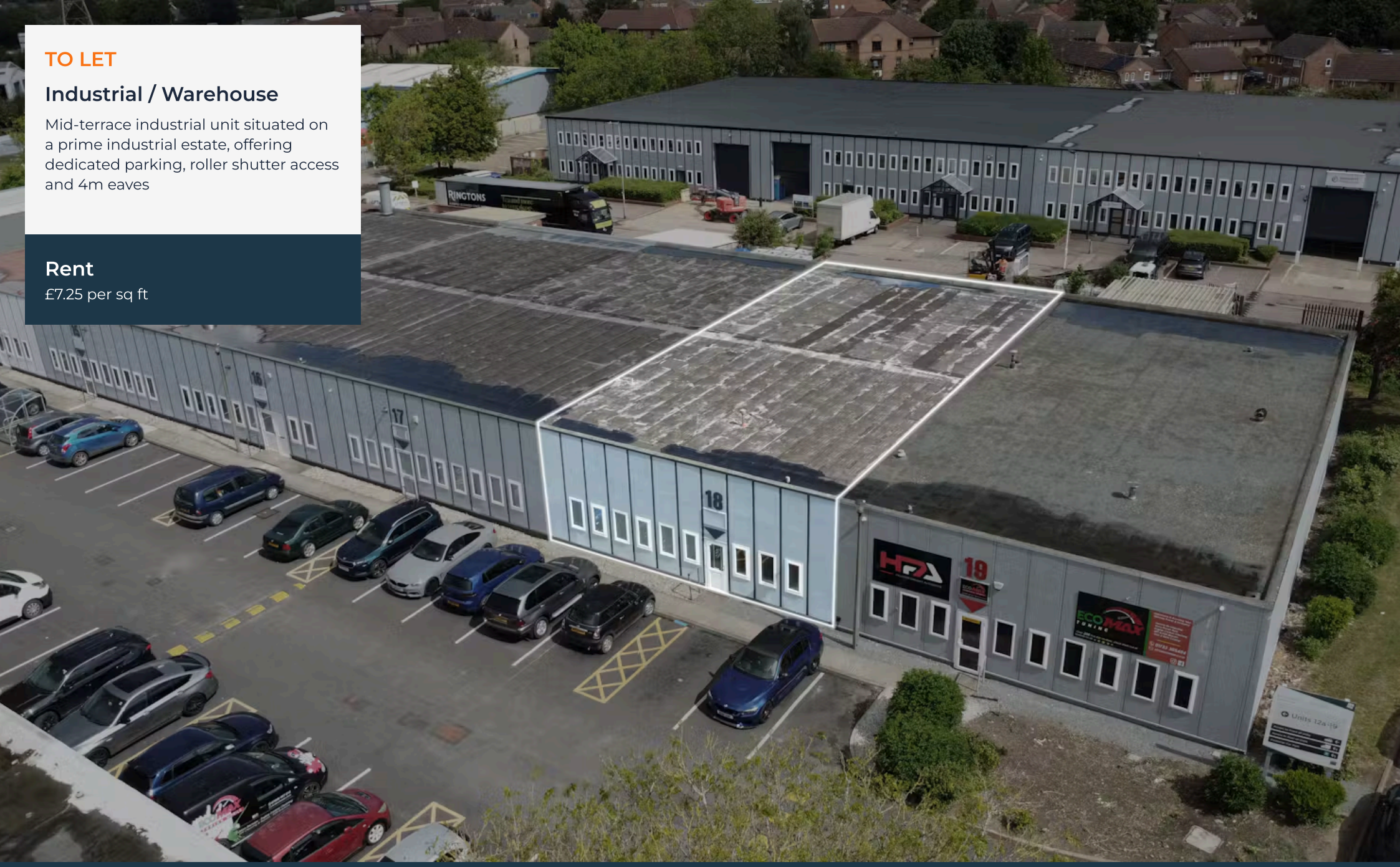


TO LET

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

Tydus

Unit 18 Maxwell Road Industrial Estate, Morley Way, PE2 7JD

3,117 sq ft (289.58 sq m)

Summary

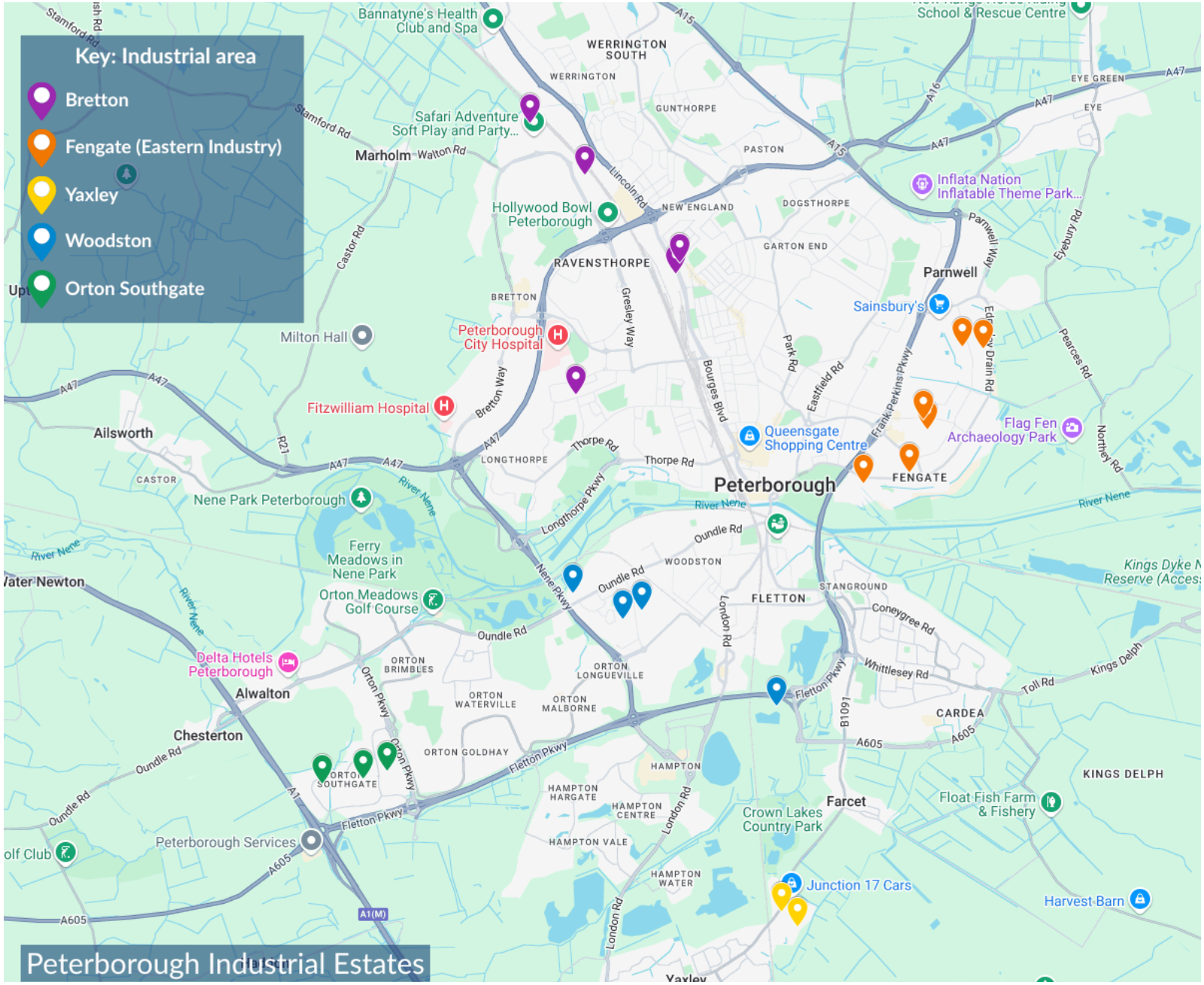
- Eaves height 4m
- 3 phase electricity
- Roller shutter door
- Established industrial area with excellent connectivity
- Suitable for a range of industrial uses
- Dedicated parking spaces



Tydus

Unit 18 Maxwell Road Industrial Estate, Morley Way, PE2 7JD

3,117 sq ft (289.58 sq m)



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.









Tydus

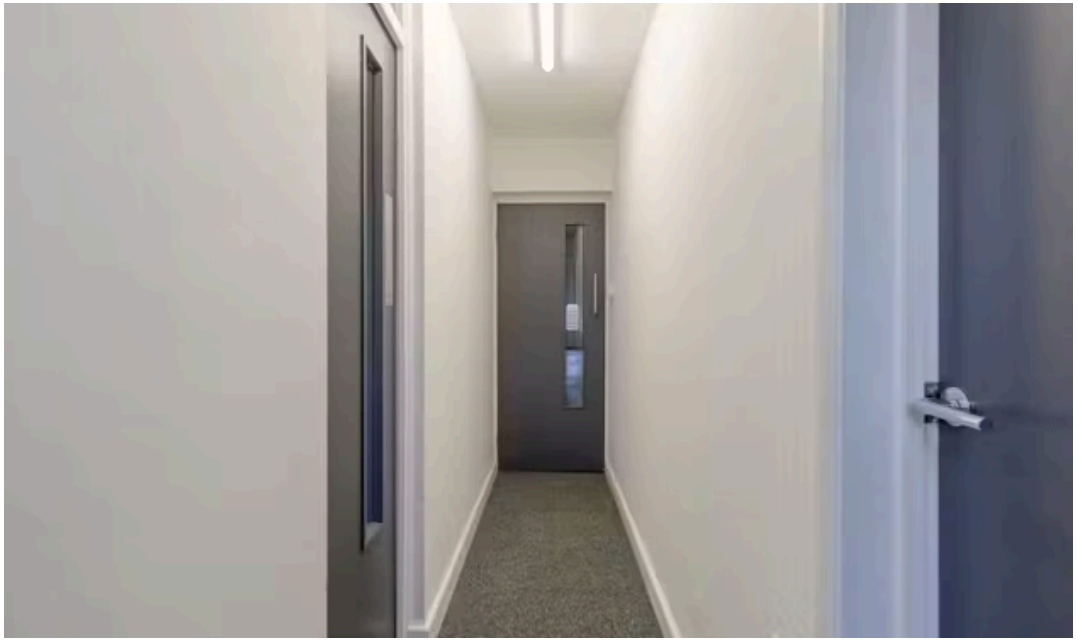
Unit 18 Maxwell Road Industrial Estate, Morley Way, PE2 7JD

3,117 sq ft (289.58 sq m)





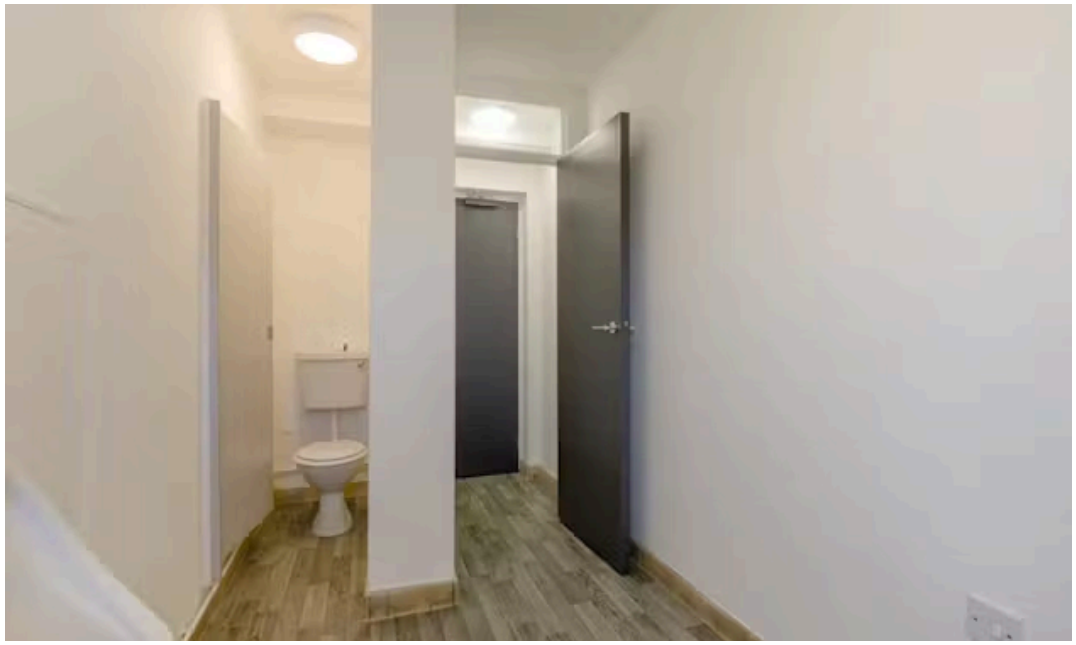




Tydus

Unit 18 Maxwell Road Industrial Estate, Morley Way, PE2 7JD

3,117 sq ft (289.58 sq m)









Tydus

Unit 18 Maxwell Road Industrial Estate, Morley Way, PE2 7JD

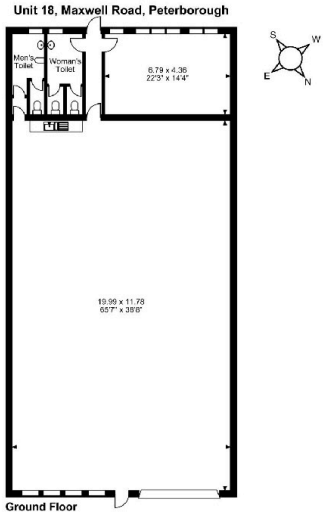
3,117 sq ft (289.58 sq m)

/INDURENT

Floor Plans

UNIT 18 - 3117 SQ FT | MAXWELL ROAD INDUSTRIAL ESTATE

Maxwell Road, Peterborough, PE2 7JE



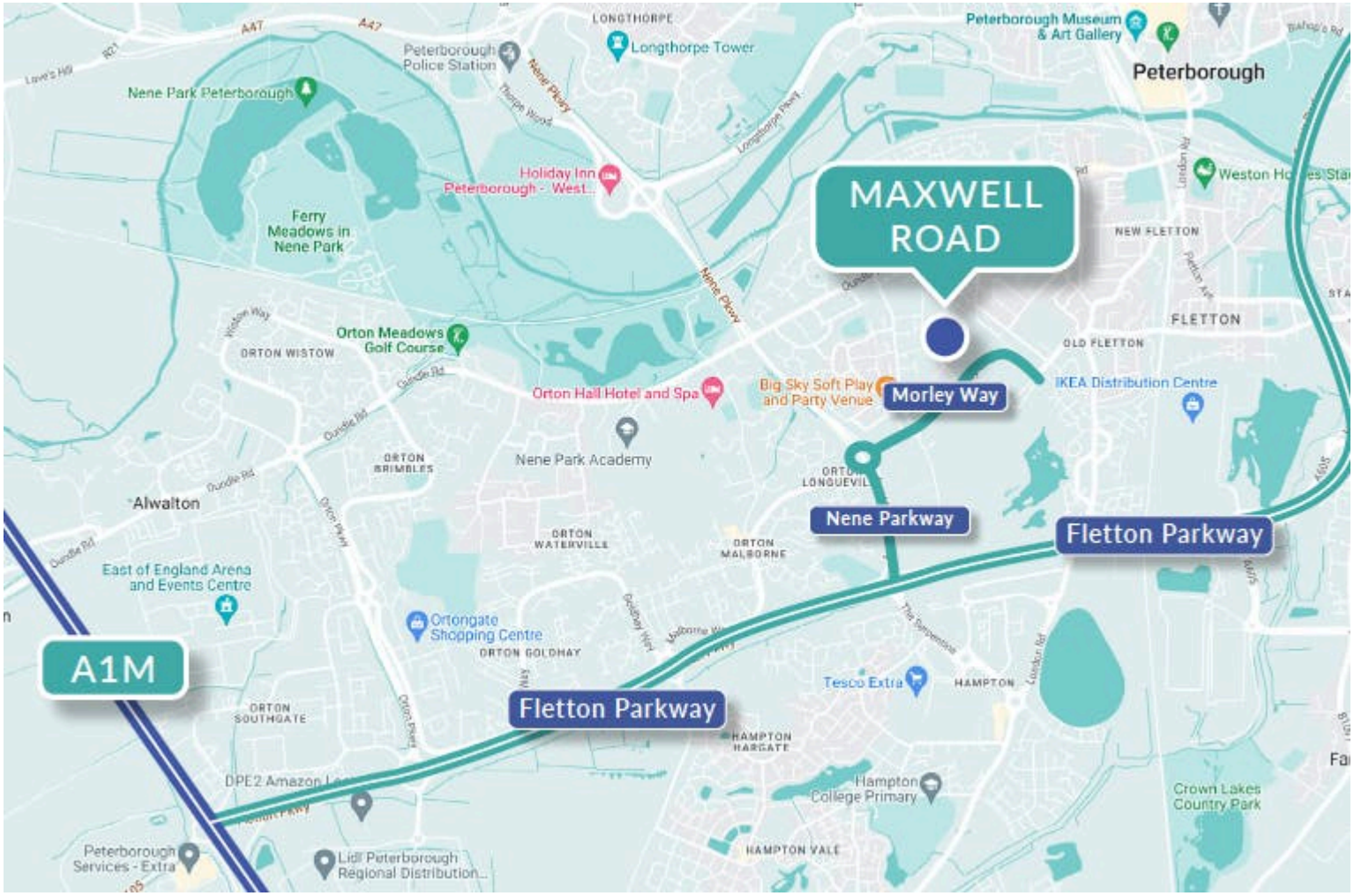
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

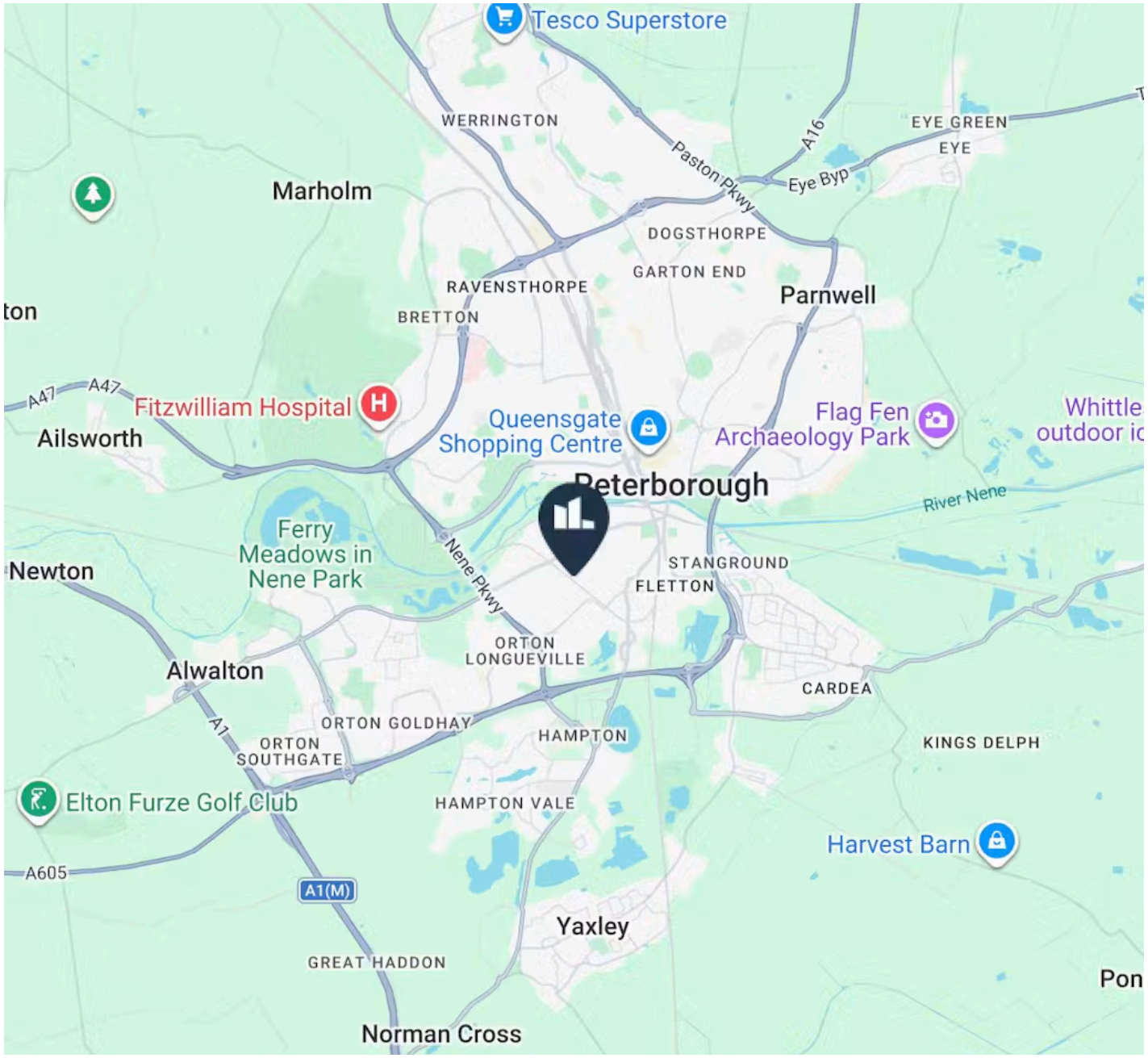
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For more info please visit: unit.info/U6P0100139

enquiries@indurent.com
+44(0) 808 169 7554


MAXWELL ROAD
Morley Way
Nene Parkway
Fletton Parkway
A1M
Fletton Parkway
Peterborough
Longthorpe Tower
Peterborough Museum & Art Gallery
Peterborough Police Station
Nene Park Peterborough
Holiday Inn Peterborough - West...
Ferry Meadows in Nene Park
Orton Meadows Golf Course
Orton Hall Hotel and Spa
Big Sky Soft Play and Party Venue
IKEA Distribution Centre
Nene Park Academy
Alwalton
East of England Arena and Events Centre
Ortongate Shopping Centre
Tesco Extra
Hampton College Primary
Crown Lakes Country Park
Peterborough Services - Extra
Lidl Peterborough Regional Distribution...
NEW FLETTON
FLETTON
OLD FLETTON
ORTON WISTOW
ORTON BRIMBLES
ORTON WATERVILLE
ORTON MALBORNE
ORTON GOLDHAY
ORTON SOUTHGATE
HAMPTON
HAMPTON HARGATE
HAMPTON VALE


SITE MAP
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12A
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16
17
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MAXWELL ROAD
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MAXWELL ROAD INDUSTRIAL ESTATE
MORLEY WAY
WOODSTON
PETERBOROUGH
PE2 7JD



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 - 18	3,117	289.58	Available
Total	**3,117**	**289.58**	

DESCRIPTION

Unit 18 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

Rates Payable: £8,483 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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