

## TO LET

### Industrial / Storage, Light Industrial, Industrial / Warehouse

Two industrial units for rent - will  
accept motor trade

## Rent

£7.75 per sq ft





## Summary



Will accept motor trade



Parking available



Secure gated estate



Eaves height 5m



Kitchen and ancillary offices



Office areas

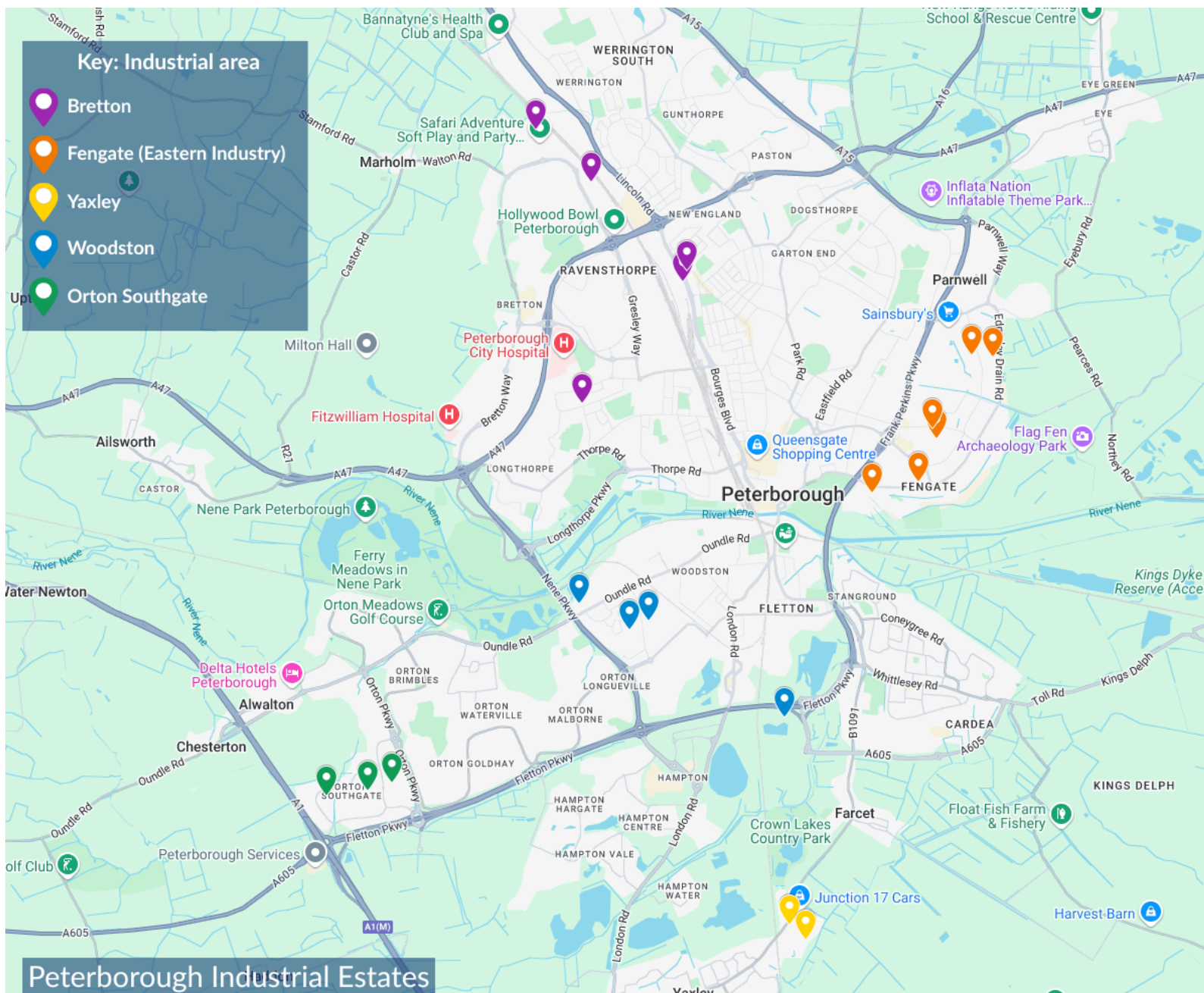


Easy access to main roads



Roller shutter doors

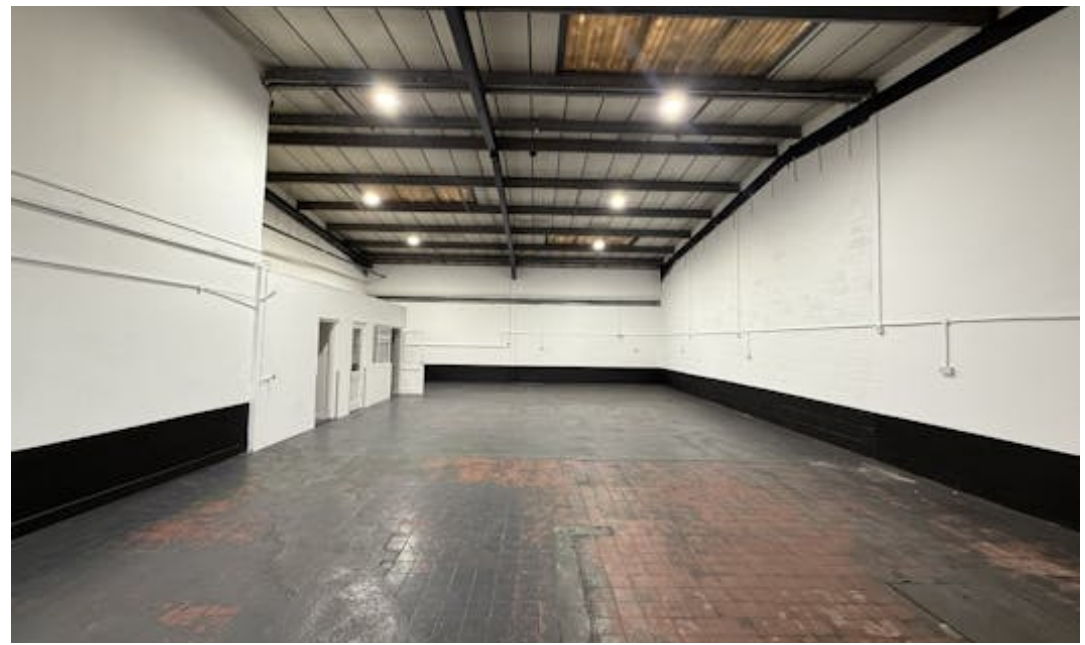


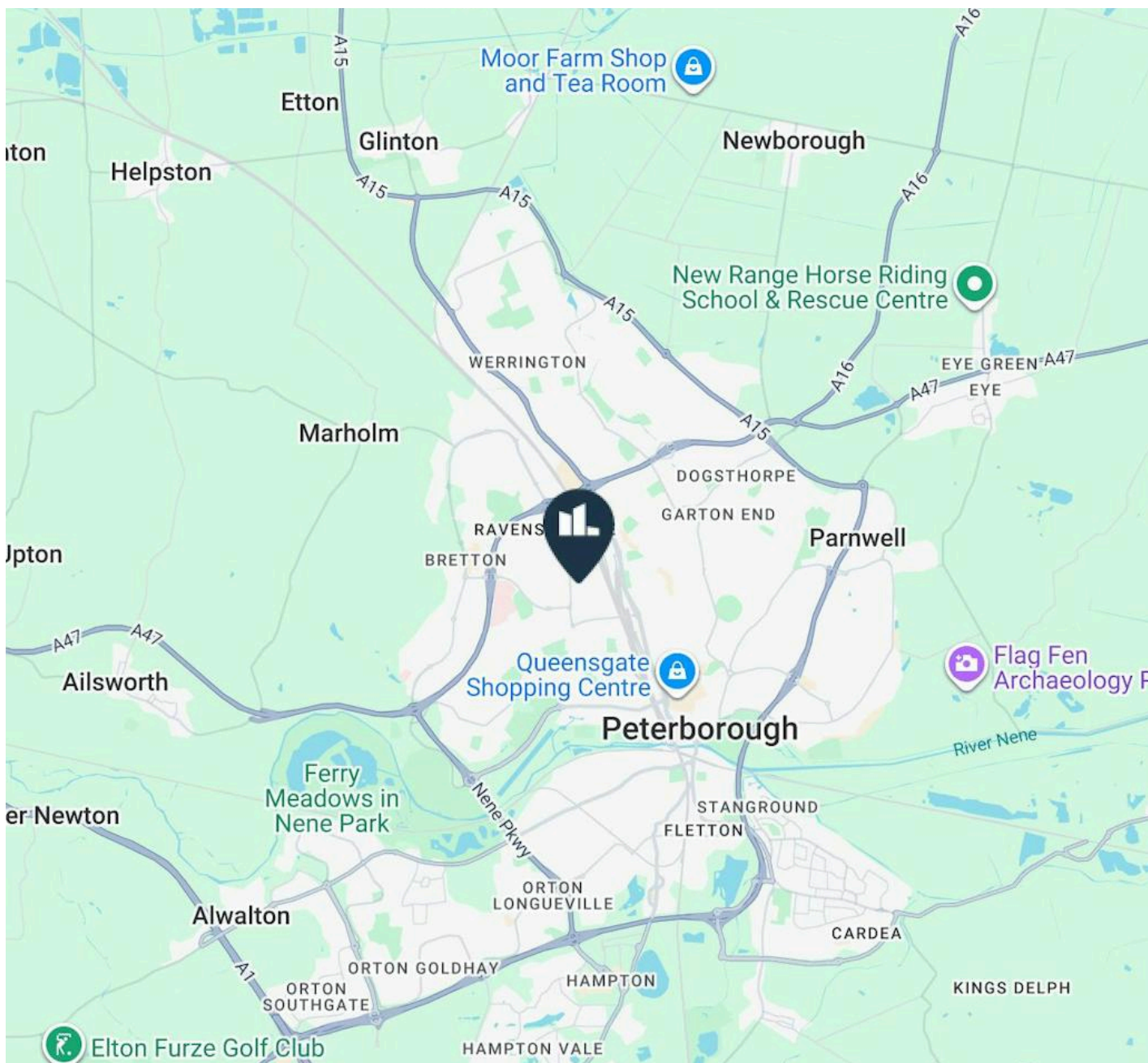


## Peterborough

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

Lion Square Industrial Estate is situated at the northern end of Saville Road close to Saville Road Industrial Estate and Burch House. Saville Road is located approximately 1 mile from the A15 (Bourges Boulevard) and Junction 16 of the A47 which provides excellent access to the A1 and the wider national road network.

Located in the Westwood industrial area of Peterborough, the site is conveniently close to the other bustling industrial areas of Bretton, Werrington and Eastern Industry, which host major companies like Evri, GXO Logistics, E-Leather, Royal Mail, Big Web Warehouse, Ocado, Tesco, Perkins Engines and Go Outdoors.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Rent (sq ft)	Availability
Unit - 2	2,155	200.21	£7.75	Available
Unit - 5	2,742	254.74	£7.75	Available
Total	4,897	454.95	15.50	

## DESCRIPTION

Two commercial units available to let featuring a roller shutter loading door, ancillary office accommodation, kitchen facilities and WC amenities making it ideal for a variety of light industrial, trade counter, or storage uses.

The units comprise of a terraced industrial unit of portal frame construction, featuring lower-level brick and blockwork with upper-level profile metal sheet cladding beneath a pitched mineral roof, with an eaves height of approximately 5 metres. Externally, the property benefits from dedicated car parking to the front, with additional parking available by separate negotiation.

## RENT

£7.75 per sq ft

## 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



**Joe Sagoe**

07869 046125

Joesagoe@tydusre.com



**Will Elphinstone**

07876 131346

willelphinstone@tydusre.com

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