

Industrial

UNIT 21 | MAXWELL ROAD INDUSTRIAL ESTATE

Maxwell Road, Peterborough, PE2 7JE

UNIT 21 | 10,199 SQ FT

Unit 21 provides 10,232 sq ft of practical industrial accommodation

Unit 21 provides 10,232 sq ft of practical industrial accommodation, offering a flexible layout suited to warehouse, industrial or light distribution occupiers. The unit benefits from roller shutter access, three phase power, LED lighting, and good internal eaves height, supported by allocated car parking within a managed estate environment. Situated at Maxwell Road Industrial Estate, the unit enjoys strong connectivity via Peterborough's ring road system, with convenient access to the A1(M) and fast rail services from Peterborough station to London King's Cross.

Lease Type

New



Unit Summary

- ☒ Close to Transport
- ☒ 3 Phase Power
- ☒ Steel Portal Frame
- ☒ LED Lighting
- ☒ Roller Shutter Door
- ☒ Car Parking

View Floor Plans



	Per Annum	Per Sq Ft
Rent	£68,843.30	£6.75
Rates	£18,962.00	£1.86
Service Charge	£6,167.52	£0.60
Insurance	£2,039.80	£0.20
Total Cost	£89,845.10	£8.81

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/U6P0100141

+44(0) 808 169 7554

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Location

Situated within the Woodston commercial area, Maxwell Road Industrial Estate is just 2 miles from Peterborough city centre and 3 miles from Junction 17 of the A1(M), offering strong regional and national connectivity.



Road
A1(M) – 3 mi



Airport
London Luton Airport – 55 mi



Rail
Peterborough Station – 1.2 mi

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (47)



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Key Contact



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