

TO LET

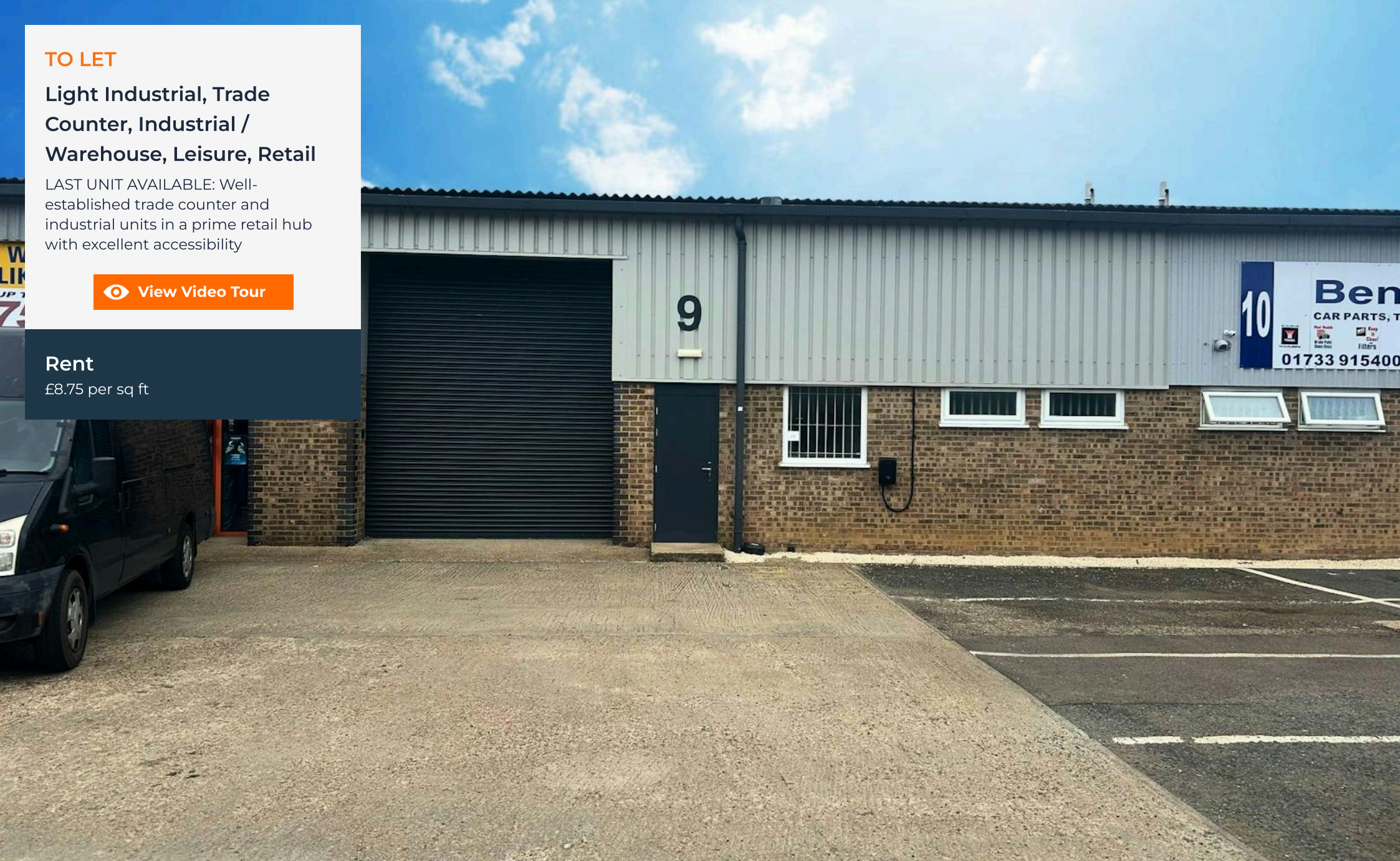
Light Industrial, Trade Counter, Industrial / Warehouse, Leisure, Retail

LAST UNIT AVAILABLE: Well-established trade counter and industrial units in a prime retail hub with excellent accessibility

 [View Video Tour](#)

Rent

£8.75 per sq ft



Summary



Prime retail park location



Recently refurbished



High visibility



On-site parking

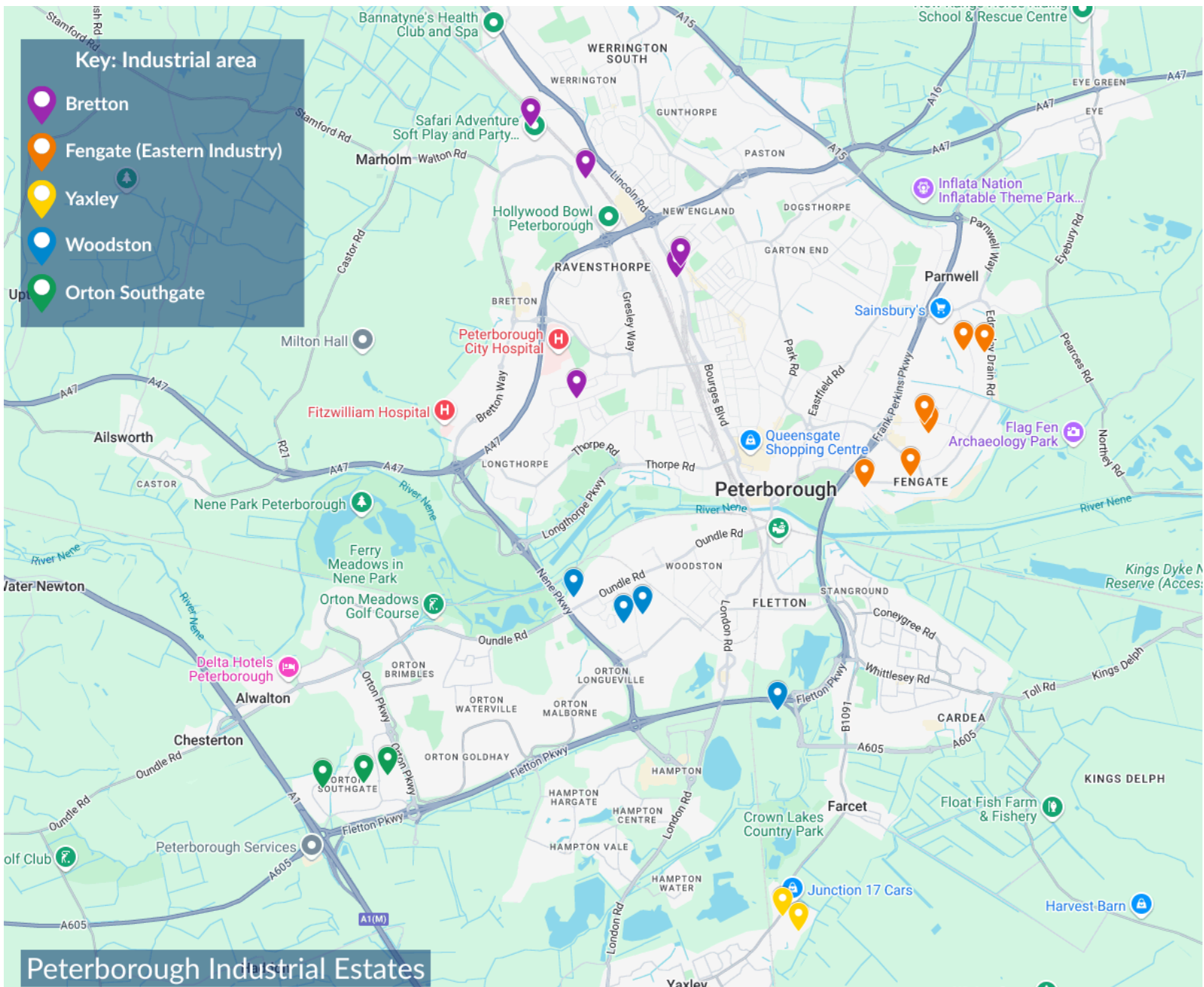


Prominent brand signage opportunities



Great road links and accessibility





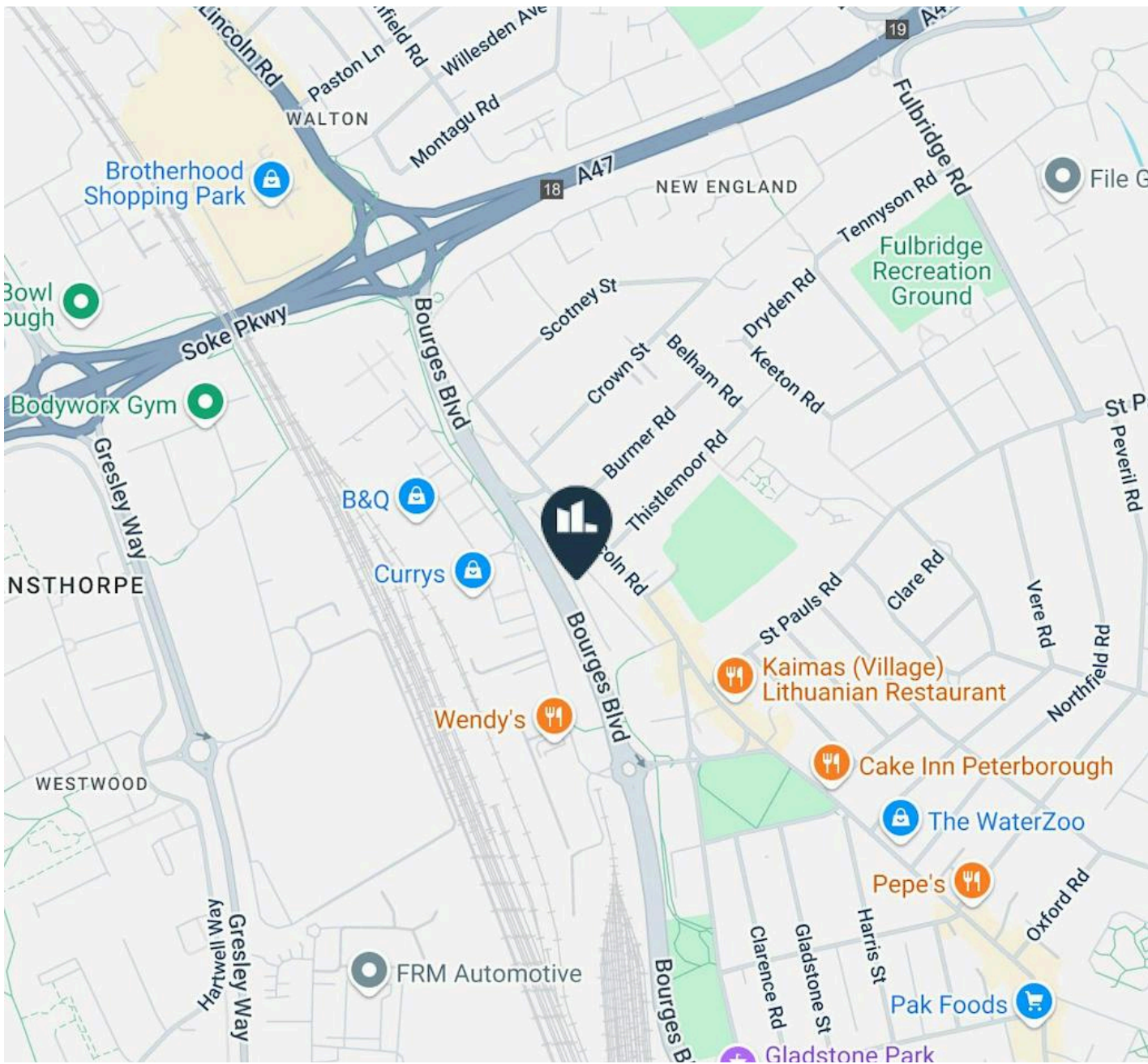
Peterborough

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 located in the historic Cathedral city of Peterborough in the northwest of the county of Cambridgeshire. It is approximately 35 miles northwest of Cambridge, 40 miles east of Leicester and 80 miles north of London. It sits on the border of East Anglia and the East Midlands. Peterborough is one of the fastest growing cities in the UK. It has a strong base of manufacturing and skilled tradespeople businesses with companies such as Perkins Engines, Royal Haskoning, Whirlpool, Forterra and Photocentric to name just a few. Industries such as these support a well-developed industrial and retail warehouse market across the city.

Accommodation

The accommodation comprises the following areas, units 9 & 10 can be combined:

Name	Sq ft	Sq m	Rent	Rates Payable	Service charge	Availability
Unit - 9	3,593	333.80	£31,438 /annum	£13,458.75 /annum	£2,838.47 /annum	Available
Total	3,593	333.80				

DESCRIPTION

Lincoln Road Industrial Estate offers a selection of 12 modernised industrial units, designed for efficiency and functionality. Constructed with a durable steel portal frame and brick elevations, these units provide a solid foundation for a range of business operations.

The estate features generous external space, ensuring easy access for deliveries, including a turning area for larger vehicles, and ample parking for staff and visitors. All essential services are connected, so units are available for immediate occupation to support your business to thrive.

Unit 9 is the last available unit. Having undergone a recent refurbishment the unit is ready to occupy immediately

SITUATION

The estate is nestled in the heart of Peterborough's prime retail park location off Bourges Boulevard which connects the city centre to the A47 bypass and Peterborough's parkway system. Situated near the recently developed Bourges View, home to trade counter businesses such as Howdens, Toolstation, Wurth, Brewers, Millfield Autoparts, and Careco.

Adjacent to the estate is Maskew Avenue, the city's primary retail warehousing and trade counter location with nearby occupiers including B&Q, Wren Kitchens, Currys, Aldi and Dunelm to name just a few.

SERVICE CHARGE

£0.79 per sq ft

RENT

£8.75 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



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