

HIGH-SPECIFICATION
WAREHOUSE / PRODUCTION UNIT

FULLY FITTED WITH RACKING & LIGHTING

130,850 SQ FT (12,156 SQ M)
AVAILABLE TO LET Q4 2026



PREMIER LOGISTICS FACILITY

Strategically positioned in the heart of the established Woodston industrial area, PE2 benefits from excellent connectivity to Peterborough city centre and key transport routes, including the A1(M). This prime location places occupiers within a thriving commercial hub, well-served by local amenities and a skilled labour pool, making it an ideal base for logistics and manufacturing operations.

PE 2



Peterborough City Centre (3 miles)

A1(M) (3 miles / 5 mins)

Nene Parkway Connecting to A47

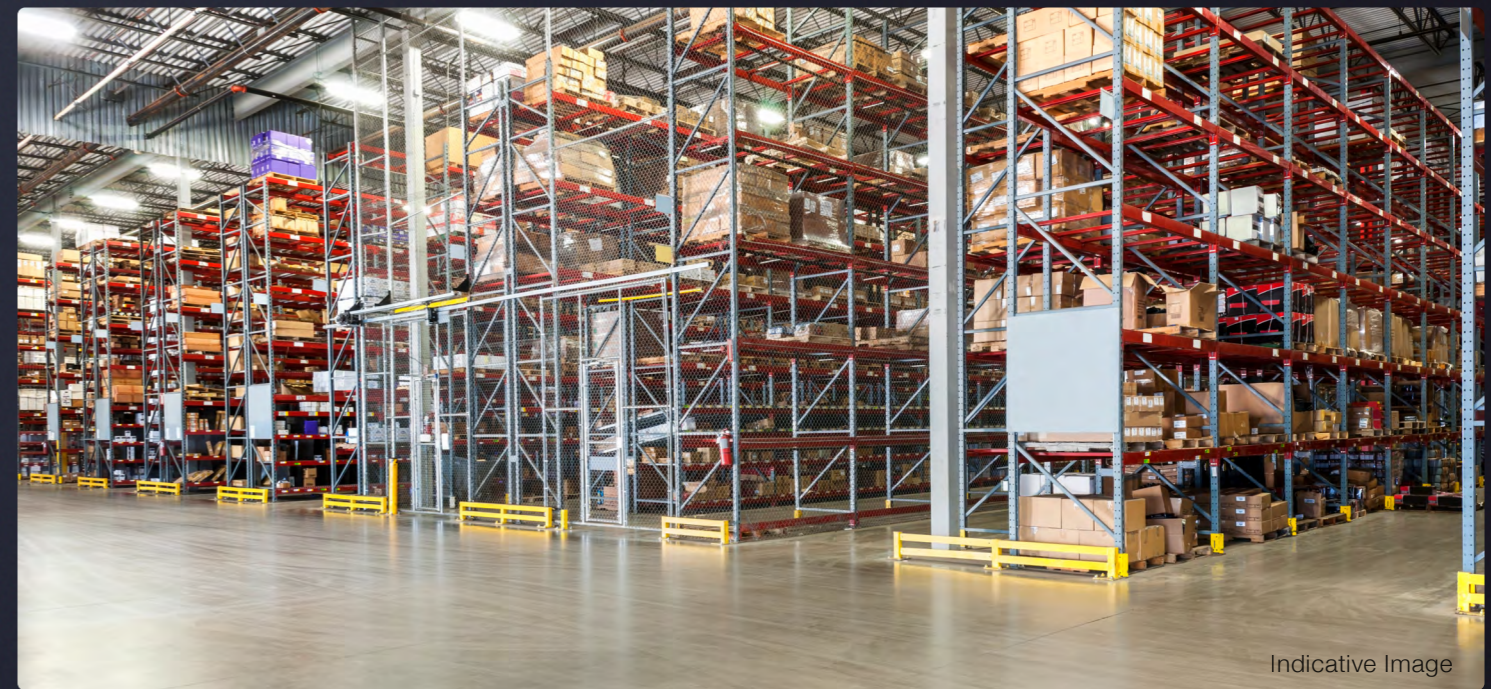
East Coast Main Line to Kings Cross (45mins)

A605

A605

HIGH-SPEC LOGISTICS

Extending to 130,850 sq ft, PE2 offers a fully fitted, ready-to-occupy warehouse designed for immediate use. With key infrastructure already in place, the building enables a smooth and efficient transition for occupiers, minimising downtime and supporting operational continuity from day one.



Indicative Image

12m clear internal height	Pre-fitted racking	50 kN/m2 floor loading	48m yard depth	10 dock-level loading doors
2 surface-level loading doors	45 car parking spaces	30 HGV/trailer spaces	High-spec offices	Comfort cooling

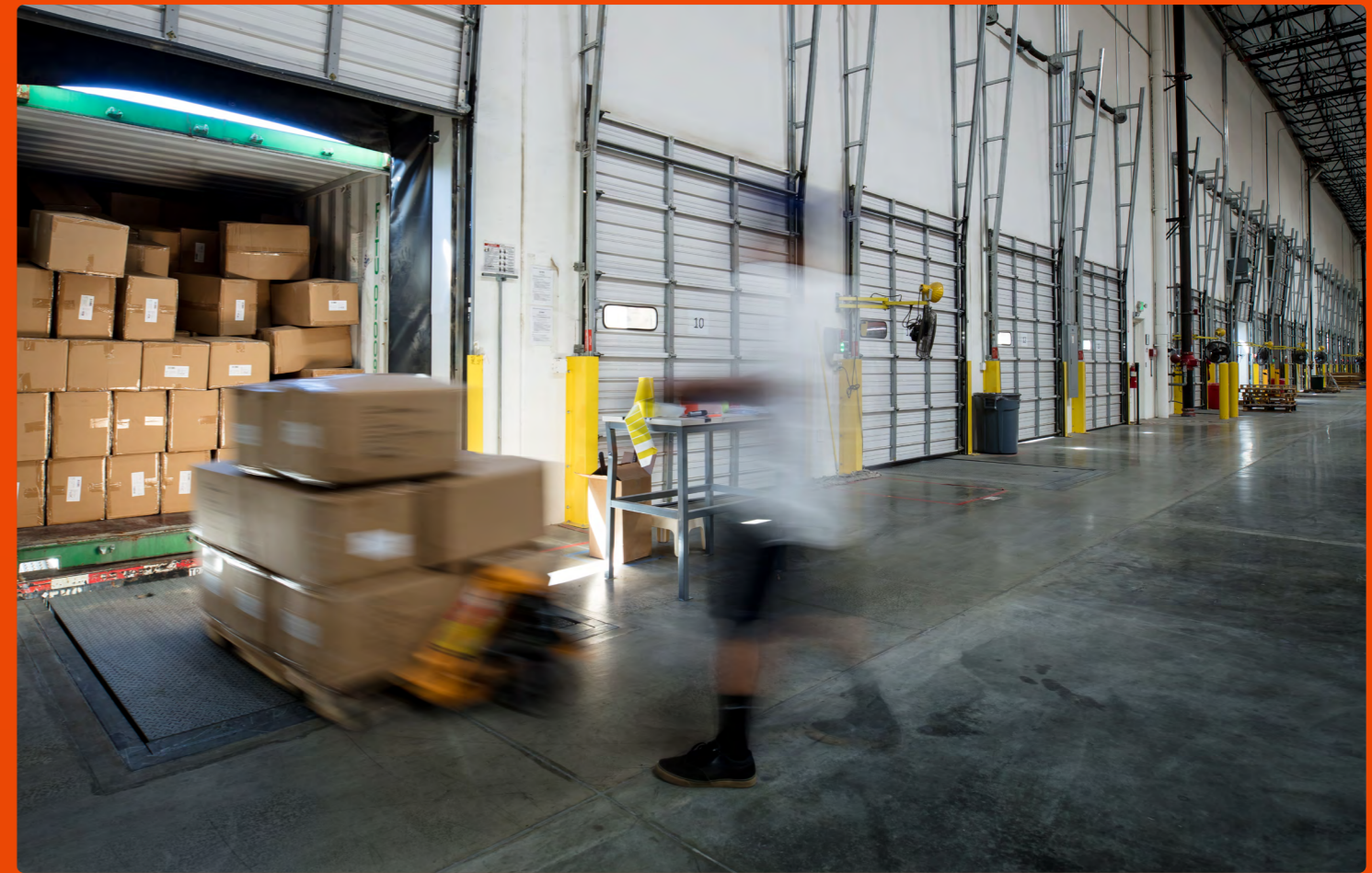
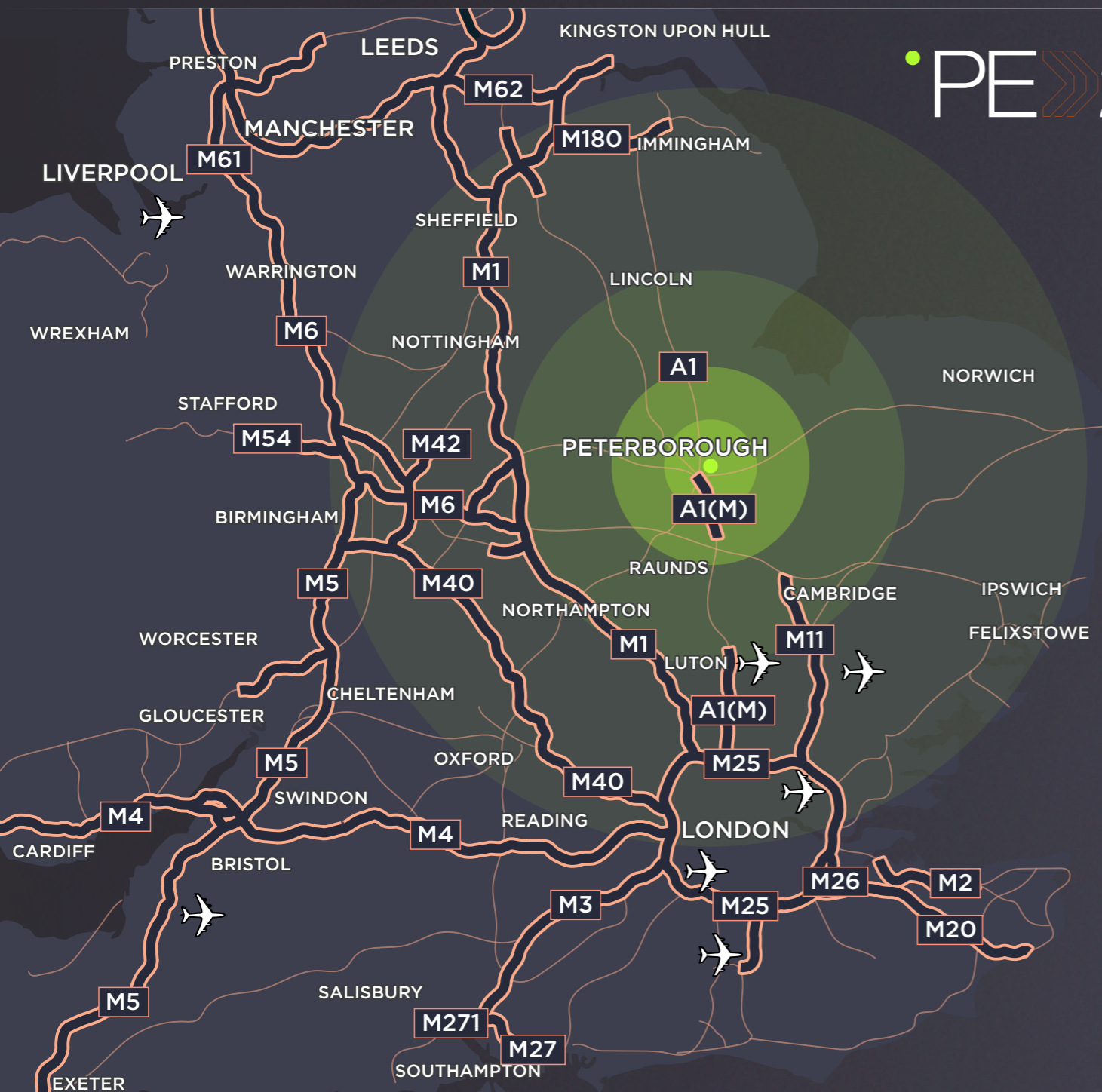


Pallet Locations
7,560 Wide Aisle
6,692 Narrow Aisle

Warehouse	124,950 Sq Ft	11,608 Sq M
Offices	5,996 Sq Ft	557 Sq M
Total	130,850 Sq Ft	12,156 Sq M

A WORKFORCE FOR GROWTH

Peterborough offers a diverse and flexible labour pool specifically tailored to the logistics and manufacturing sectors. The city features higher-than-average concentrations of workers in transport and storage, ensuring a deep talent pool for your operations.



Immediate workforce

» 210,000 population within the city

Regional reach

» 550,000 population within a 20-mile radius

Cost efficiency

» Competitive labour costs compared to the national average

Established community

» Home to global industry leaders including IKEA, Indesit, Coca-Cola & Perkins Engines

Source: Nomis



STRATEGIC CONNECTIVITY

Strategically located just off the A1(M). PE2's central position provides unparalleled access to the national motorway network, placing 85% of the British population within a single 4-hour drive time.

Destination	Distance	Drive time
Peterborough Station	4.5 miles	12 mins
Cambridge	40 miles	44 mins
London (M25)	64 miles	76 mins
Stansted Airport	65 miles	87 mins
Birmingham	93 miles	116 mins
Felixstowe	100 miles	128 mins

///lawn.yappy.riding

» PETERBOROUGH
PE2 7BW

APEX



Ollie Withers
ollie@apexllp.com
+44 (0) 7496 852 526

Tom Kimbell
tom@apexllp.com
+44 (0) 7920 005 471

Ed Gee
egee@savills.com
+44 (0) 7807 999 211

John Madocks Wright
jmwright@savills.com
+44 (0) 7807 999 635