



Lincoln Road Industrial Estate  
Brassey Close, Peterborough, PE1 2AZ

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

3,593 sq ft  
(333.80 sq m)

- Prime retail park location
- Recently refurbished
- High visibility
- On-site parking
- Prominent brand signage opportunities
- Great road links and accessibility

## Summary

Available Size	3,593 sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

## 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

## 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

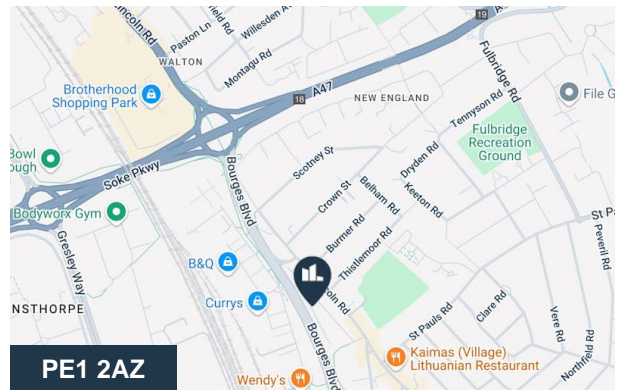
The accommodation comprises the following areas, units 9 & 10 can be combined:

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
<b>Total</b>	<b>3,593</b>	<b>333.80</b>				

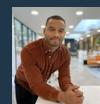
## Situation

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, Würth, 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,



## Viewing & Further Information



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