



Unit 20 & 21 Maxwell Road Industrial Estate

Morley Way, Peterborough, PE2 7JD

Units 20 & 21 Maxwell Road Industrial Estate - Available to let as a whole or as separate units.

10,089 to 20,291 sq ft
(937.30 to 1,885.10 sq m)

- Eaves height 5.8m
- Established industrial area with excellent connectivity
- Suitable for a range of industrial uses
- Steel portal frame
- 3 phase electricity
- 2 Roller shutter doors
- Multiple car parking spaces available
- Available from August 2024
- Rent from £6.25 psf

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Summary

Available Size	10,089 to 20,291 sq ft
Rent	Rent from £6.25 psf
Business Rates	The current rateable value for Units 20 & 21 is £38,000 per unit (meaning rates payable of £18,962 pa per unit) or £66,000 for the combined units (meaning rates payable of £33,792 pa).
EPC Rating	Upon enquiry

Accommodation

The units comprise the following areas:

Name	sq ft	sq m	Availability
Unit - 20	10,089	937.30	Available
Unit - 21	10,202	947.80	Available
Total	20,291	1,885.10	

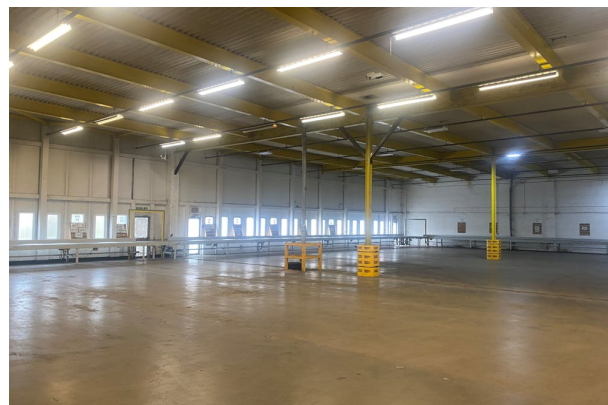
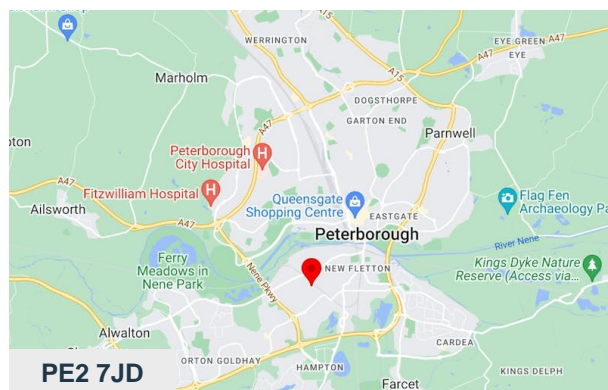
Description

Units 20 & 21 are available to let as a whole or as separate units, within the Maxwell Road Industrial Estate, off Morley Way. Parking is available both to the front of the units and in the communal car park to the left of unit 20, as well as two loading doors. The units include two-storey offices. EPC to be reassessed following refurbishment.

Location

Maxwell Road Industrial Estate consists of 32 terraced industrial/ warehouse units within the Woodston commercial area, approximately 2 miles south west of the city centre. The A1260 (Nene Parkway) is within 0.5 miles providing direct access to Peterborough's dual carriageway ring road system and the A1(M).

Woodston is an established mixed-use industrial and office area with well known national and international occupiers such as; Cross Keys Homes, XPO Logistics, Opals Group, Lawrence David and Whirlpool.



Viewing & Further Information



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