

INDUSTRIAL TO LET

Units 20-21

Peterborough, PE2 7JD



Key Highlights

- Two storey offices to the front
- Two adjoining warehouse / industrial units - end of terrace
- Eaves: 5.8m and two loading doors
- Available individually or combined
- Parking to the front and shared spaces to the side (potential for self contained yard)
- Recently refurbished

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

Units 20-21 were originally built as two separate units which have since been combined into one unit by the current occupier. The units both have two storey offices to the front and a loading door each, with an eaves height of 5.8m. The units are to be refurbished following dilapidations by the outgoing tenant. Externally there is car parking in front of both units, along with access to the loading doors, plus there is a shared car park to the side of the unit. EPC to be re assessed when works are complete.

ACCOMMODATION

The accommodation comprises the following areas:

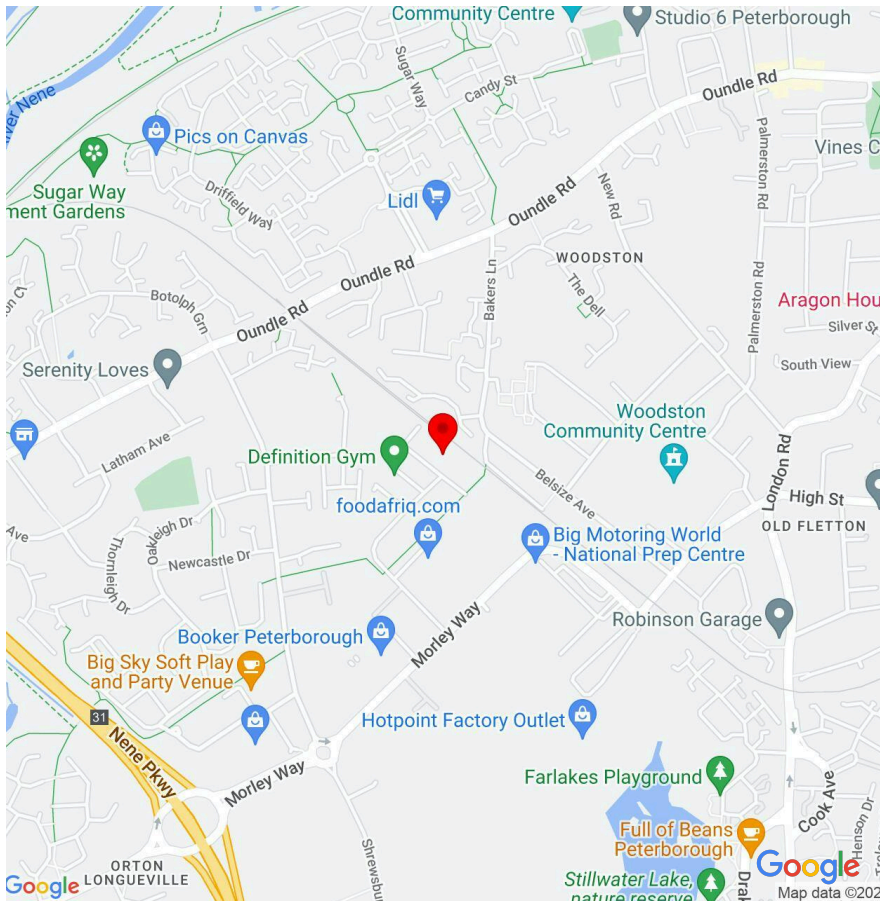
FLOOR AREA	SQ FT	SQ M
Unit - 20	10,089	937
Unit - 21	10,202	948
TOTAL	20,291	1,885

LOCATION

Maxwell Road Industrial Estate is located within the Woodston commercial area which is approximately 2 miles south-west of Peterborough City Centre. The Estate has excellent access to the Peterborough ring road system (Parkway) and J17 of the A1(M). This established industrial location is home to well known occupiers such as Lawrence David, Whirlpool, Big Motoring World, Opals Group and Crown Beverages.

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

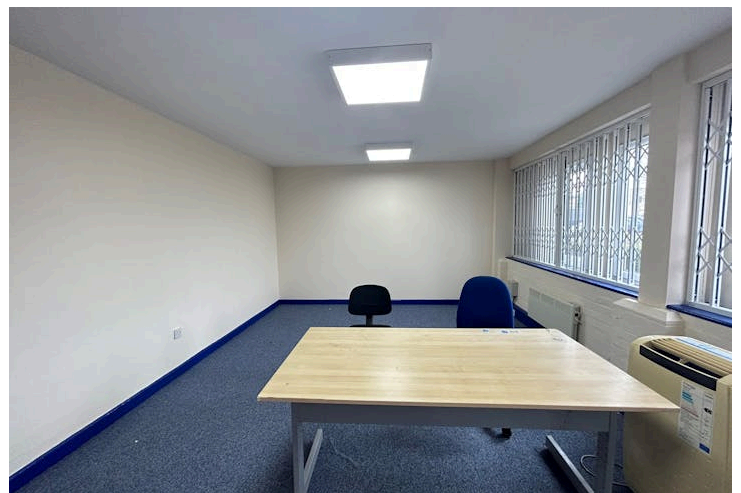
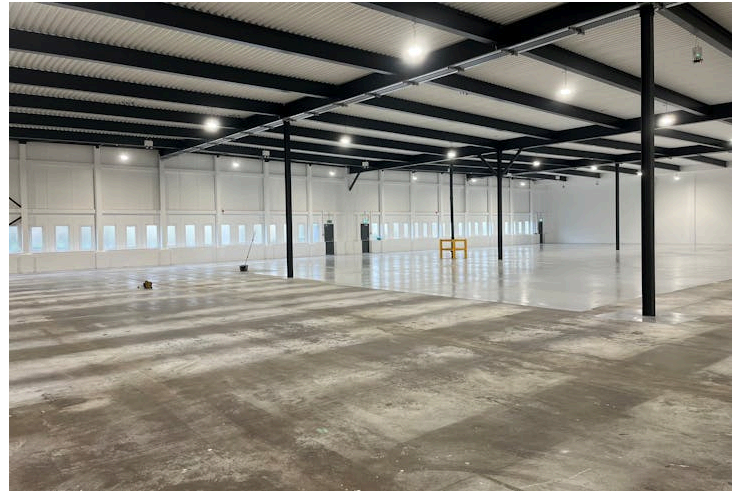
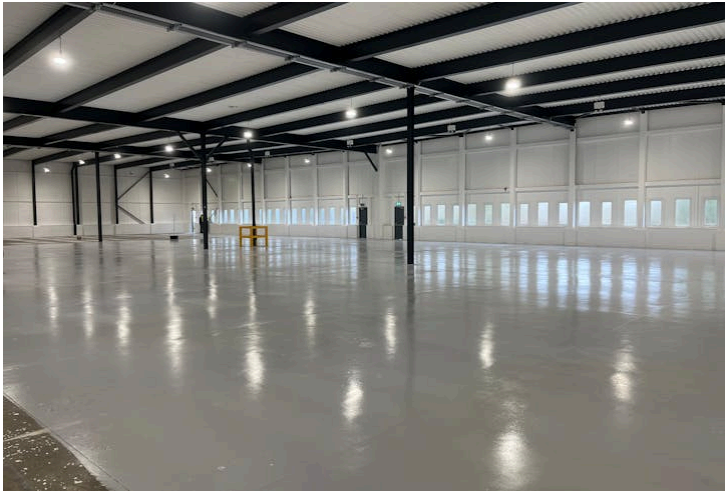


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VIEWINGS

Strictly by appointment with the agents Savills (01733 344414) and Tydus (01733 590600).

TERMS

The units are available to let on terms to be agreed. Guide rent of £6.75 per sq ft.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

BUSINESS RATES

From April 2026 the Rateable Values will be £54,500 each unit - however if both units taken the Rateable Value will be re-assessed.

SERVICE CHARGE

A service charge will be payable towards the maintenance of the common areas. Details are available from the agents.

PLANS

Floor plans available upon request.

EPC

The property currently has an EPC assessment of D - the certificate is attached.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

CONTACTS

For further information please contact:

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

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Energy performance certificate (EPC)

Unit 21
Maxwell Road
PETERBOROUGH
PE2 7JD

Energy rating

D

Valid until:

17 December 2029

Certificate
number:

**9920-4948-0381-2780-
9054**

Property type

B8 Storage or Distribution

Total floor area

828 square metres

Rules on letting this property

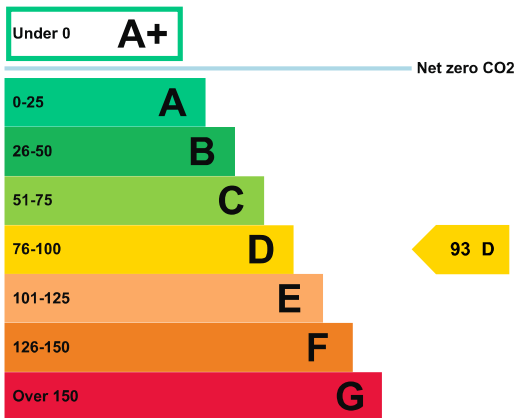
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joe Davies
Telephone	0333 566 0182
Email	joe.davies@meessolutions.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/009001
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	MEES Solutions Limited
Employer address	85 Great Portland Street First Floor London W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 December 2019
Date of certificate	18 December 2019