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Industrial

UNIT 18 | MAXWELL ROAD INDUSTRIAL ESTATE

Maxwell Road, Peterborough, PE2 7JE

UNIT 18 | 3,117 SQ FT

Industrial Unit with Office space

Unit 18 provides 3,117 sq ft of practical industrial accommodation, offering a flexible layout suited to warehouse, industrial or light distribution occupiers. The unit benefits from roller shutter access, LED lighting, and good internal eaves height, supported by allocated car parking within a managed estate environment.
Situated at Maxwell Road Industrial Estate, the unit enjoys strong connectivity via Peterborough's ring road system, with convenient access to the A1(M) and fast rail services from Peterborough station to London King's Cross.

Lease Type	New



Unit Summary

- 24 Hour Access
- Well Maintained Estate
- Premier Industrial Location
- Flexible Space
- Car Parking
- Starter Unit

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£22,598.00	£7.25
Rates	£8,483.00	£2.72
Service Charge	Not specified	Not specified
Insurance	£623.40	£0.20
Total Cost	£34,821.40	£11.17

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100139

+44(0) 808 169 7554

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Location

Situated within the Woodston commercial area, Maxwell Road Industrial Estate is just 2 miles from Peterborough city centre and 3 miles from Junction 17 of the A1(M), offering strong regional and national connectivity.

Road
A1(M) – 3 mi

Airport
London Luton Airport – 55 mi

Rail
Peterborough Station – 1.2 mi

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (69)

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Key Contact



Alex Winter
Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."

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