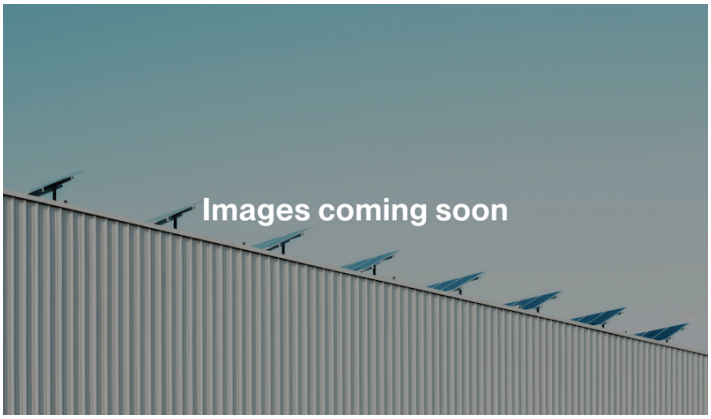
/INDURENT

Industrial

UNIT 23 | MAXWELL ROAD INDUSTRIAL ESTATE

Maxwell Road, Peterborough, PE2 7JE



UNIT 23 | 10,229 SQ FT

Unit 23 comprises 9,936 sq ft of well configured industrial and warehouse space

Unit 23 comprises 9,936 sq ft of well configured industrial and warehouse space, suitable for a variety of industrial and distribution uses. The unit features steel portal frame construction, roller shutter loading, three phase power, LED lighting, and internal eaves heights of approximately 4.6 m to 5.8 m, together with allocated car parking.
Located within a recognised employment area close to Peterborough city centre, Unit 23 benefits from excellent road connectivity via the A1260 and onward access to the A1(M), making it well positioned for regional and national occupiers.

Lease Type	New

Unit Summary

- Close to Transport
- 3 Phase Power
- Steel Portal Frame
- LED Lighting
- Roller Shutter Door
- Car Parking

	Per Annum	Per Sq Ft
Rent	£79,275.00	£7.75
Rates	£18,962.00	£1.85
Service Charge	£6,115.41	£0.60
Insurance	£2,045.80	£0.20
Total Cost	£100,282.80	£9.80

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/U6P0100143

+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 (68)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Connie Snowie
Senior Asset Manager

"Connie is an Asset Manager based in the South."

+44(0) 808 169 7554

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