

**INDUSTRIAL TO LET**

# Unit 17, Maxwell Road

Peterborough, PE2 7HU



## Key Highlights

- Roller shutter access
- Dedicated parking spaces
- Eaves height 4m
- 3 phase electricity
- Established industrial area with excellent connectivity
- Suitable for a range of industrial uses
- Open-plan warehouse
- Recently refurbished

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

**01733 344414**

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DESCRIPTION

Unit 17 forms part of the well-established Maxwell Road Industrial Estate in Woodston and provides high-quality industrial accommodation suitable for a variety of warehouse, manufacturing, trade counter and distribution occupiers. The property has been refurbished to a high standard and benefits from a practical open-plan warehouse with generous eaves height, three-phase power, roller shutter loading access and dedicated on-site parking. The estate continues to attract a range of local, regional and national occupiers, making it an ideal base for growing businesses

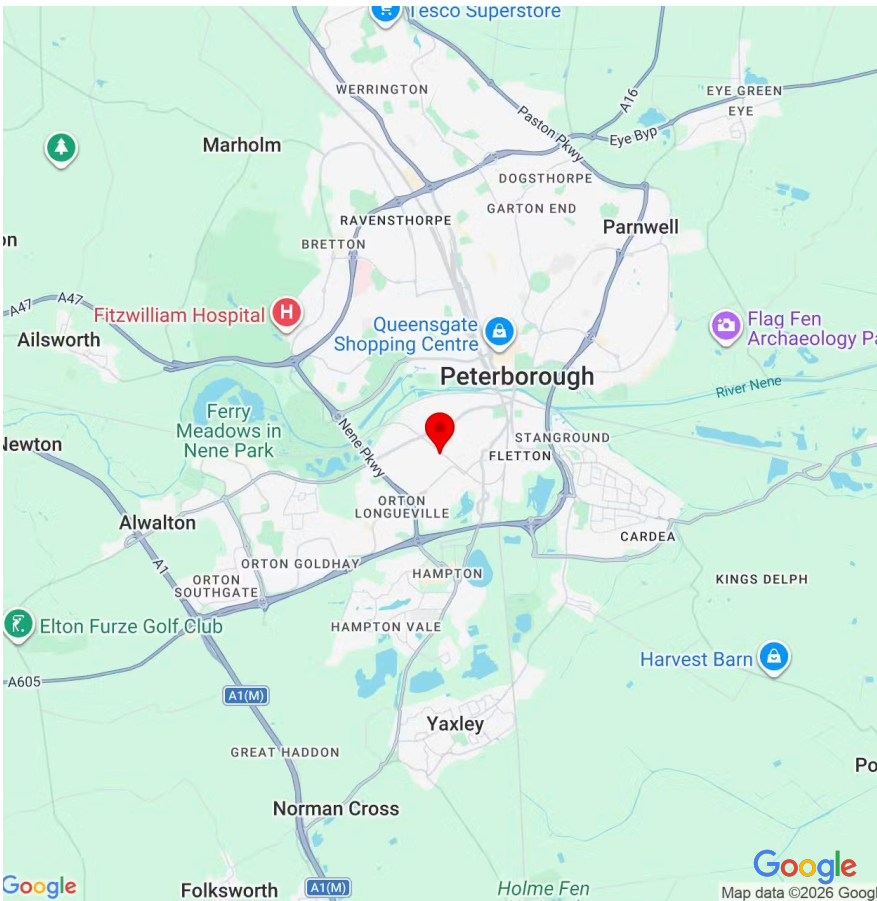
ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR AREA  | SQ FT | SQ M |
|-------------|-------|------|
| Unit - Unit | 3,168 | 294  |
| TOTAL       | 3,168 | 294  |

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.

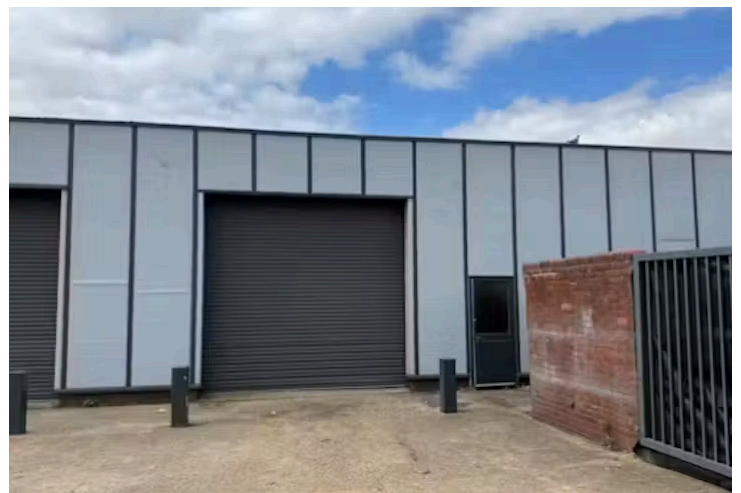


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### VIEWINGS

Strictly by appointment with the sole agent.

### TERMS

The unit is available to let on terms to be agreed. Guide rent of £22,968 per annum.

### SERVICE CHARGE

There will be an estate service charge payable.

### BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £20,000

### VAT

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

### ANTI-MONEY LAUNDERING REGULATIONS

To comply with AML, it is the responsibility for both parties to provide information necessary to complete these checks before the deal is completed.

### 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

### PLANS

Floor plans available upon request.

### 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 17<br>Maxwell Road<br>PETERBOROUGH<br>PE2 7HU | Energy rating<br><b>D</b> | Valid until: <b>16 December 2029</b>                |
|                                                    |                           | Certificate number: <b>9920-7973-0301-6720-7094</b> |

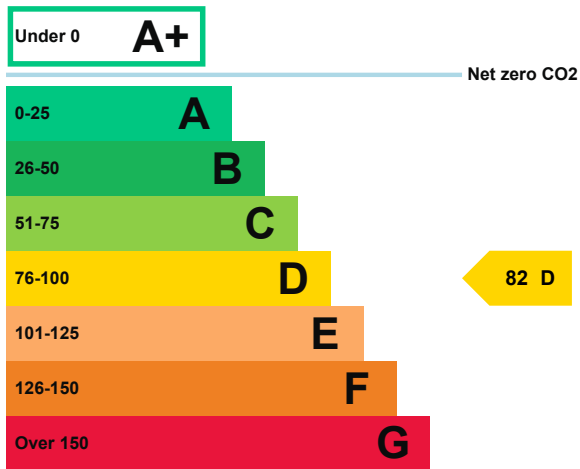
|                  |                                                           |
|------------------|-----------------------------------------------------------|
| Property type    | B2 to B7 General Industrial and Special Industrial Groups |
| Total floor area | 281 square metres                                         |

### 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.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



### Breakdown of this property's energy performance

|                                            |                                 |
|--------------------------------------------|---------------------------------|
| Main heating fuel                          | Natural Gas                     |
| Building environment                       | Heating and Natural Ventilation |
| Assessment level                           | 3                               |
| Building emission rate (kgCO2/m2 per year) | 85.32                           |
| Primary energy use (kWh/m2 per year)       | 495                             |

### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9769-4022-0710-0790-7395\)](#).

## 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           | <a href="mailto:joe.davies@meessolutions.co.uk">joe.davies@meessolutions.co.uk</a> |

### 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                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### 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    | 17 December 2019                                          |