

TO LET - INDUSTRIAL

ROMAN WAY INDUSTRIAL ESTATE

Godmanchester, Huntingdon, PE29 2LN



Key Highlights

- 1,525 to 4,581 sq ft
- Ample car parking in front and to the rear
- Popular estate with easy access to A1307
- 1.4 miles to Huntingdon - 23 miles to Peterborough - 13 miles to Cambridge
- Warehouse/industrial units
- Secure and managed estate
- Suitable for a range of uses (subject to planning)
- EPC Rating: D

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Location

Roman Way Industrial Estate is located in an established commercial area of Godmanchester. The immediate surrounding area provides a mix of uses. Chord Business Park, a modern office park featuring Cambridge Constabulary, is immediately south of the site. Cardinal Business Park is to the north-east of the site and includes DHL, Firstan and Co-Op distribution warehouses.

Occupiers on Roman Way Industrial Estate include Fire & Safety Solutions, Huntingdon Performance Tyres and Dignity Funerals.

Description

The units are of steel frame construction with brick elevations at ground level and profile sheet cladding above. The units have kitchen facilities, roller shutter door and an eaves height of approx. 5.5m. There are a good number of parking spaces available on the estate.

Unit 27/28 and 29 are potentially available subject to vacant possession. The units can be combined.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Rent	Availability
Unit - 27/28	3,056	283.91	To Let	£9.50 /sq ft	Coming Soon
Unit - 29	1,525	141.68	To Let	£9.50 /sq ft	Coming Soon

Business Rates

From enquiries made of the Valuation Office Agency web site the units have the following Rateable Values 2023-24:-

Units 27-28 - RV £30,250, estimated rates payable £15,095 per annum

Unit 29 - RV Approximately £17,000 - estimated rates payable £8,483

Interested parties should contact the council for further information.

Terms

The units are available to let on a new lease on terms to be agreed.

Viewings

Strictly by appointment with the sole agents.

Contact

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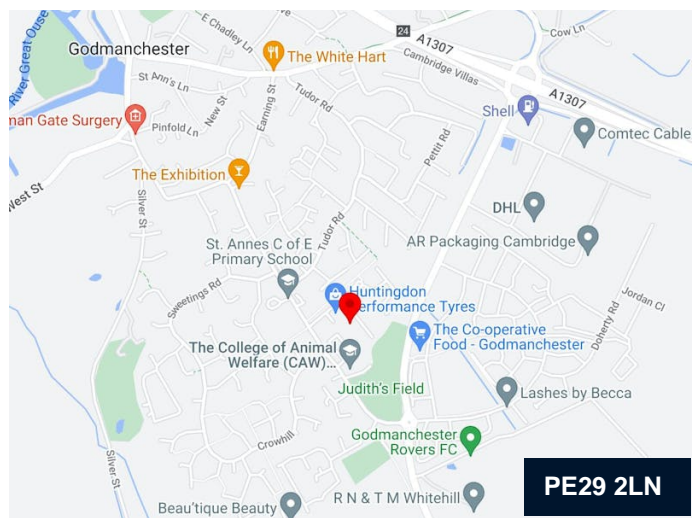
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