

TO LET - INDUSTRIAL

# UNITS 2 & 3 CARDINAL PARK

Godmanchester, Huntingdon, PE29 2XN



## Key Highlights

- 59,108 sq ft
- 6 electric roller shutter doors
- Ample on-site parking
- Nearby occupiers include DHL and Co-Op (distribution)
- 9.4m clear internal height
- Easy access to the A1307 and in turn the A1(M) & A14
- Self contained yard
- EPC- C

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## Description

The unit is of steel portal frame construction with a 9.4 metre internal clear height. There are 6 electrically operated loading doors and a self contained loading yard. There are two office pods within the unit.

## Location

Godmanchester is located just outside the expanding town of Huntingdon which has an approximate population of 25,000 and is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London. The A14 by-passes the town and provides excellent links to M11, A1, M1 & M6. There is a main line railway station in Huntingdon with a regular service to Kings Cross.

J23 of the A14 is approximately 1.5 miles away and provides excellent access to the east coast ports and the A1(M), M11 and M25. Stansted is within 45 minutes drive and Huntingdon railway station is approximately 2 miles away with services to London St Pancras taking about 1 hour. Nearby occupiers include DHL, Co-Op (distribution), Smith & Nephew, Cambridge Display Technology, Cambridge Sensors and AR Packaging. There is also a Co-Op convenience store within 5 minute walk and a Shell fuel station close to the Park.

## Accommodation

The accommodation comprises the following areas:

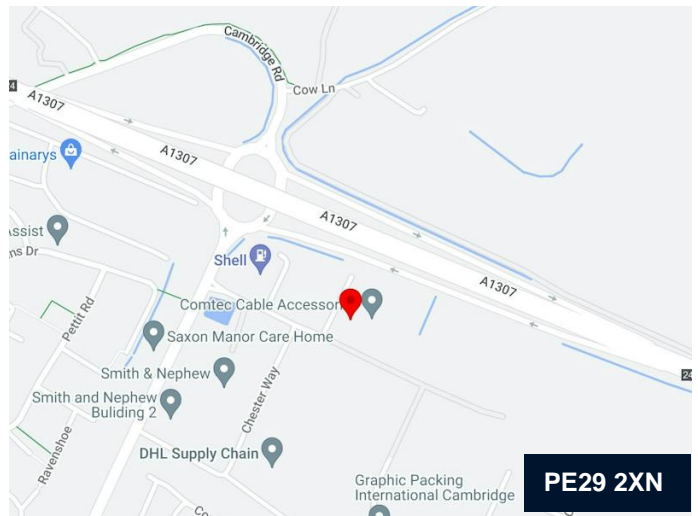
Name	sq ft	sq m
Ground - Warehouse	50,756	4,715.39
Ground - Office	5,420	503.53
Unit - Office	2,932	272.39
<b>Total</b>	<b>59,108</b>	<b>5,491.31</b>

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available to rent on a sub-lease until 31st August 2026 at a passing rent of £398,587 per annum plus VAT. If a longer length of lease is required, a new long term lease directly with the landlord may be considered.



## Contact

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