

01480 451578

eddisons.com

Brand New Industrial Unit - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**UNIT 5, OAKWOOD BUSINESS PARK, OLD GREAT NORTH ROAD, SAWTRY,  
CAMBRIDGESHIRE, PE28 5XN**

**Rent: From £16,030 pa + VAT**

**Size: 1,603 sq ft (149 sq m)**

- Brand new business / warehouse unit
- Excellent location adjacent to A1 Motorway
- Allocated car parking
- Potential to create additional offices if required (STP)

## LOCATION

Oakwood Business Park is situated to the eastern edge of Sawtry with excellent access from the A1 Motorway nearby. The site is located adjacent to the Old Great North Road which runs parallel with the Motorway and links with the surrounding area including the village of Sawtry.

The new development will comprise of the next 18 units within the second and third phase of the development of this site which follows the sale of a brand new 37,900 sq ft building to an owner occupier.

## DISTANCES TO SITE

Huntingdon – 8.5 miles

Peterborough (Orton Southgate) – 8 miles

St Neots – 16 miles

A14 – 7.5 miles

Cambridge – 25 miles

Site to and from A1 (M) southbound connection – 0.5 miles

Site to and from A1 (M) northbound connection – 0.8 miles

## DESCRIPTION

The property comprises a brand new small business unit. The unit includes a reception lobby, wc, kitchenette and open warehouse with allocated parking. The building has been designed with first floor windows to allow occupiers to install their own first floor offices if required. Construction of the unit is of steel portal frame with insulated clad walls and roof together with an up and over sectional door giving access to the main factory/warehouse area.

The adjacent unit (No.6) is also available providing a further 1,496 sq ft if required. This would then total 3,099 sq ft across both adjacent units.

## SERVICES

Mains electricity, drainage and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

## RATES

The buildings have yet to be assessed for rating purposes but the agents are able to give a guide for budget purposes.

Subject to confirmation, it is possible that several of the units may have a Rateable Value of under £12,000, thereby qualifying for small business rates relief.

This is limited year to year, and subject to the occupier being a UK registered business for which this will be its only occupied commercial premises. Interested parties are advised to make their own enquiries directly with the local District Council.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## SERVICE CHARGE

A service charge will be levied with respect to the upkeep of common areas of the estate.

## EPC

The property has an EPC of B. A copy of the EPC is available online.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cams  
PE29 3YH  
Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 451578

811.180085.V1  
240422rv



For more information, visit [eddisons.com](http://eddisons.com)

T: 01480 451578

### Important Information

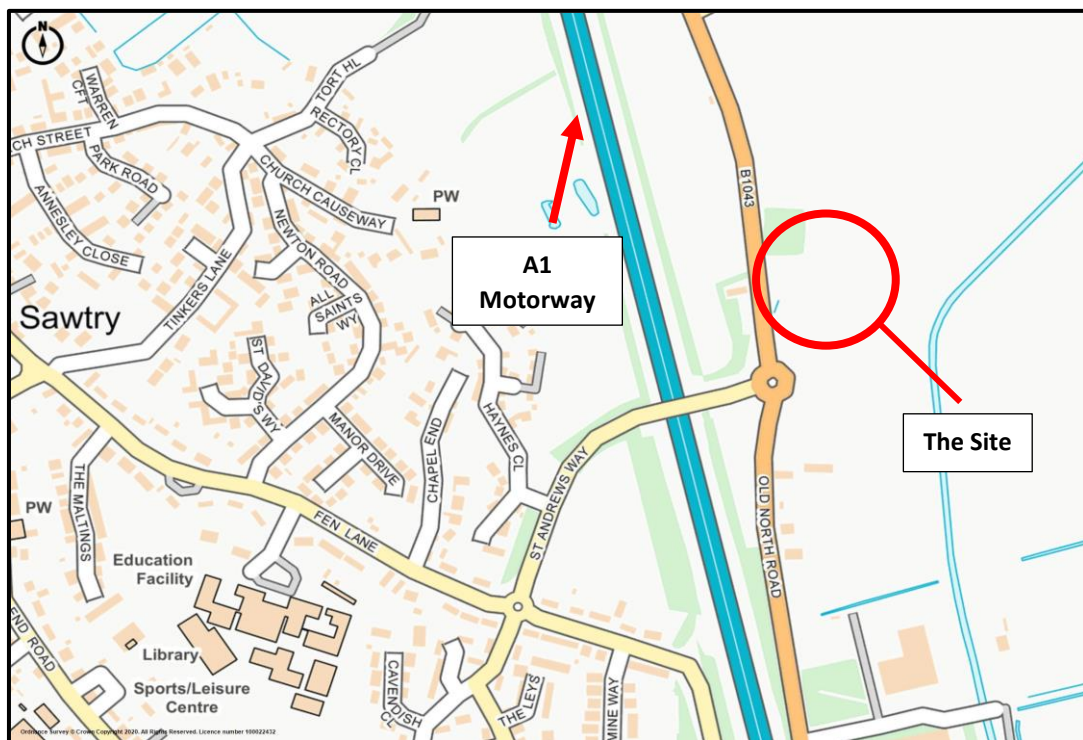
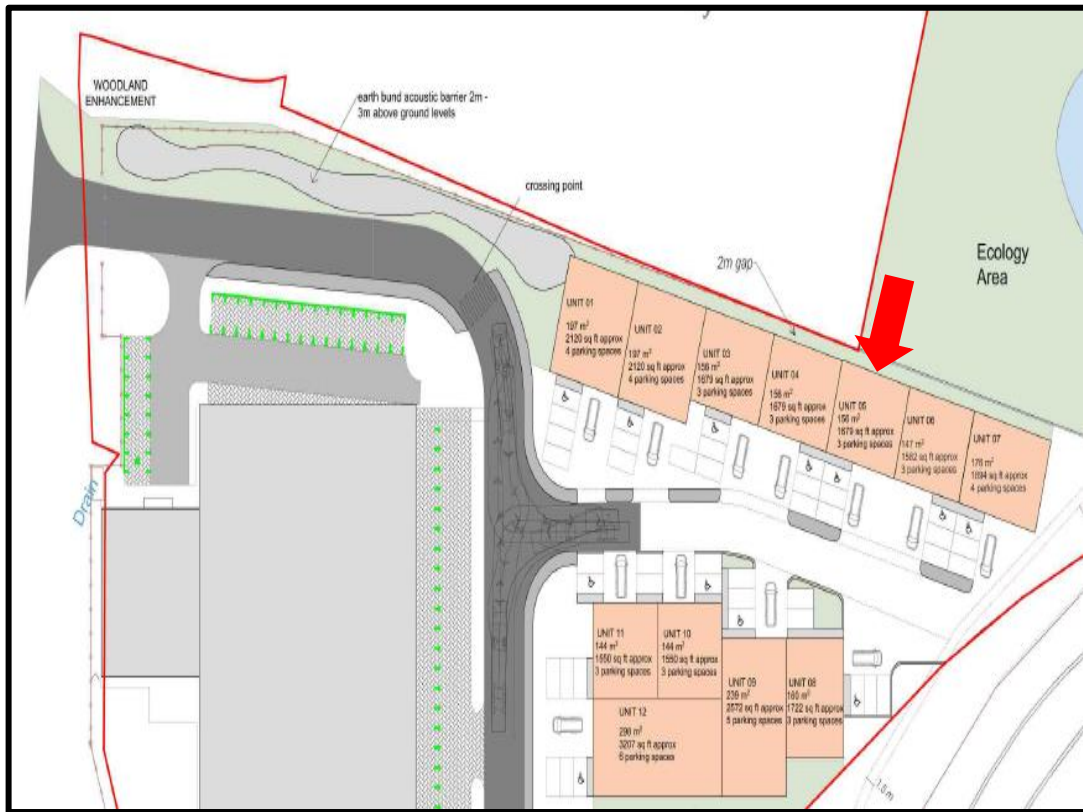
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**NOTE:** Plans for indication purposes only



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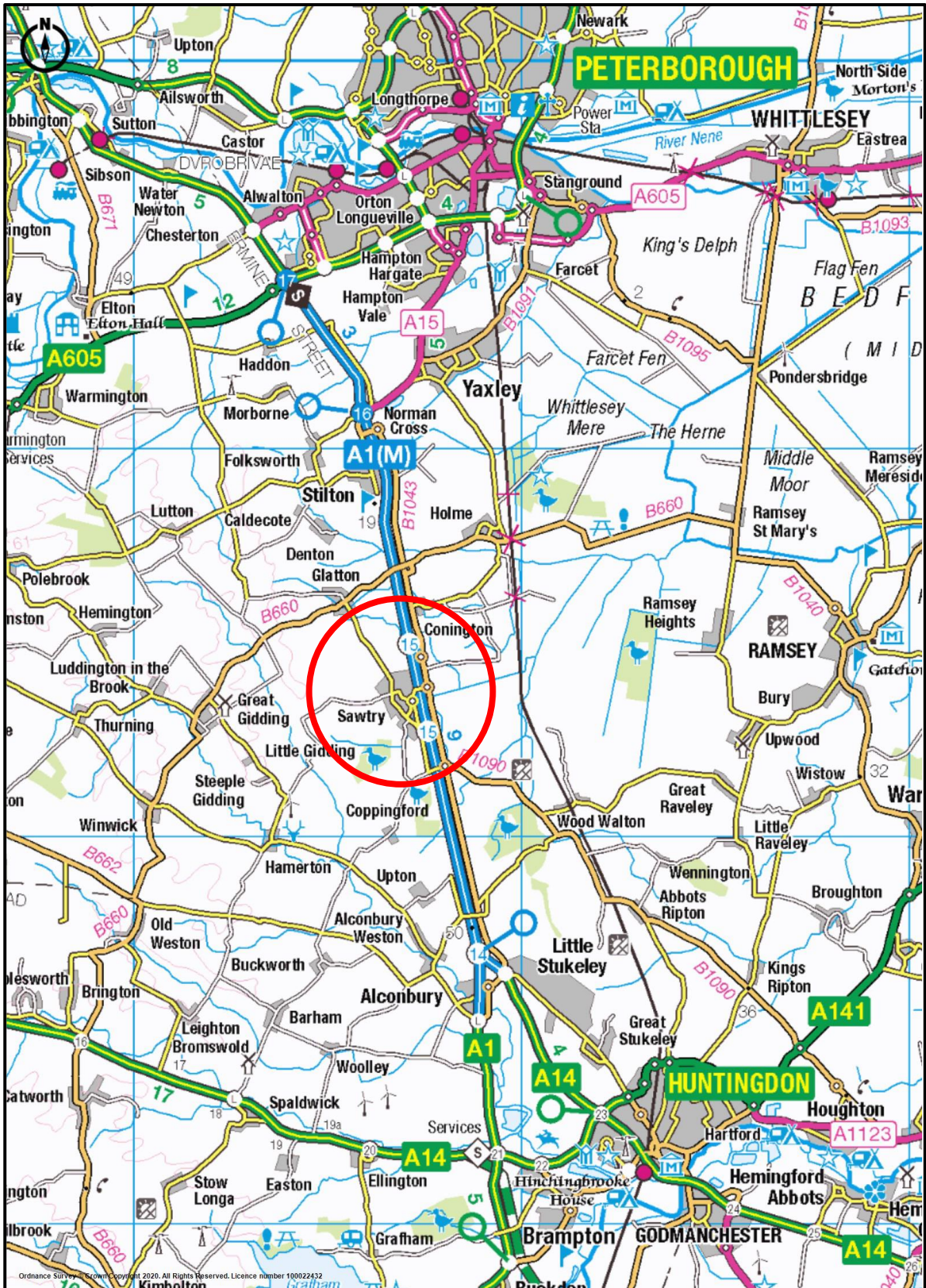
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