

01480 451578

eddisons.com

Brand New Industrial Unit - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**UNIT 11, OAKWOOD BUSINESS PARK, OLD GREAT NORTH ROAD, SAWTRY,  
CAMBRIDGESHIRE, PE28 5XN**

**Rent: £14,850 pa**

**Size: 1,485 sq ft (138 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.

## 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  
Cambs  
PE29 3YH  
Contact: Richard Adam / Matthew Hunt  
[richard.adam@eddisons.com](mailto:richard.adam@eddisons.com) / [matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 415727

811.119355 (Unit 11)  
240117

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

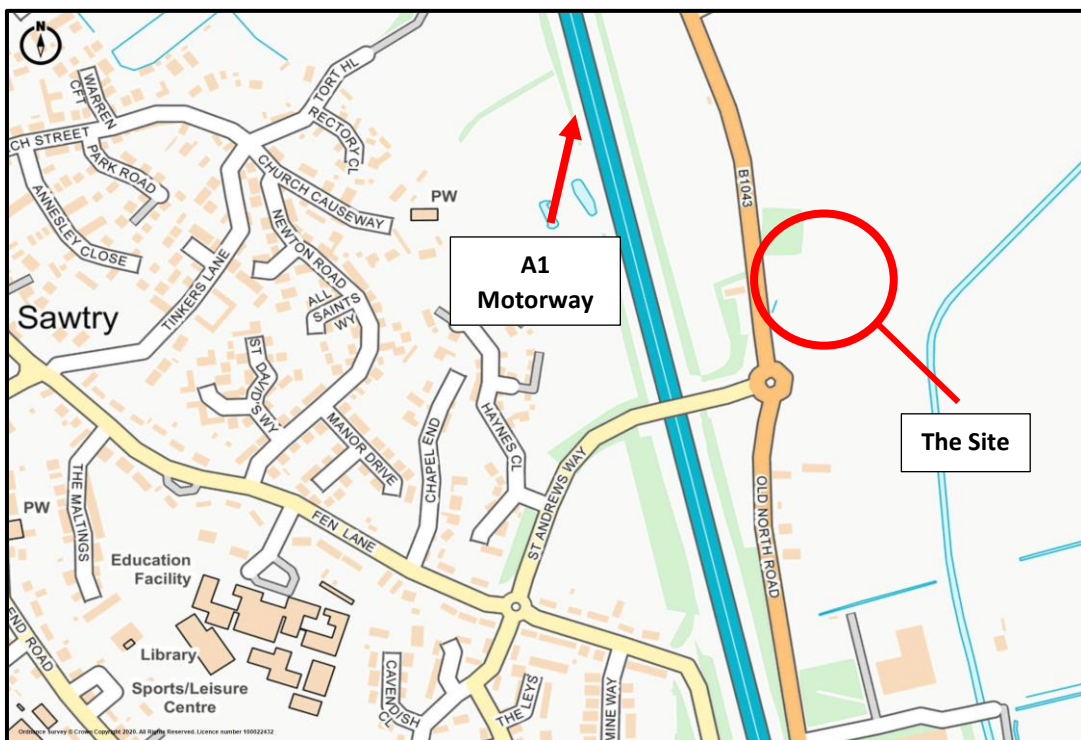
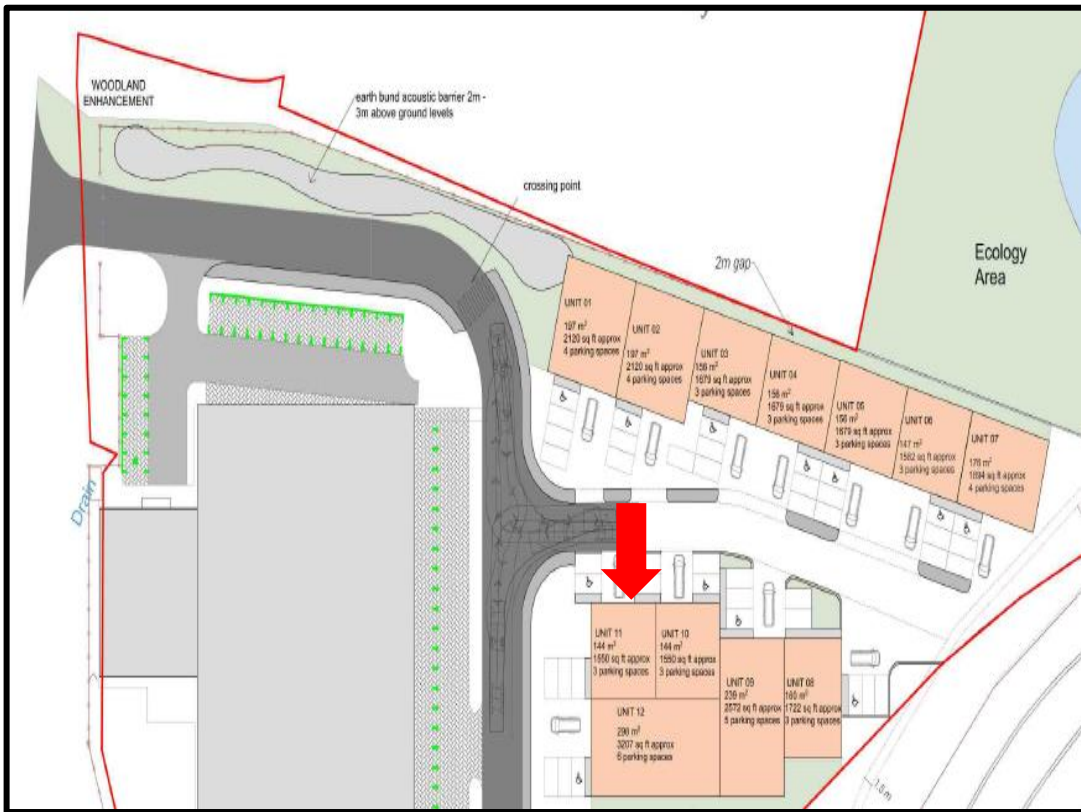
### Important Information

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**NOTE:** Plans for indication purposes only

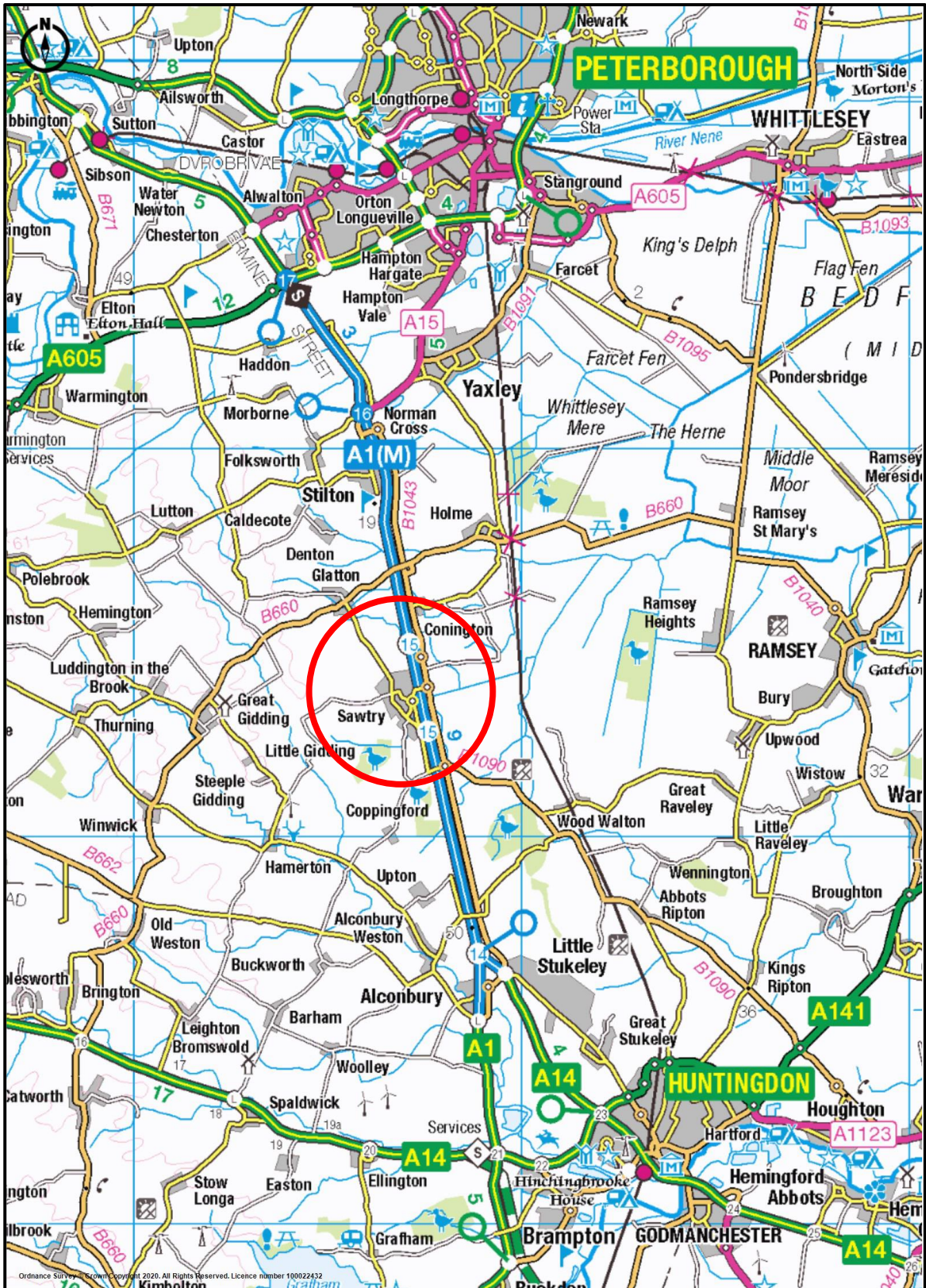


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