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New Industrial/Business Units - FOR SALE

**Eddisons**

Incorporating Barker Storey Matthews



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

**Price: Upon Application**

**Sizes from 3,595 – 19,709 sq ft  
(334 – 1,831 sq m)**

- Brand new business / warehouse units
- Variety of size options
- Excellent location adjacent to A1 Motorway
- Allocated car parking
- Potential to create additional offices if required
- Larger floor area available by combining multiple adjacent units

## 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.

## 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 latest phase of development will comprise of brand new business units available Summer 2024. Following on from the success of the first phase which hosts occupiers such as Screwfix.

Size options for units 14-18 are available from 3,595 sq ft but with multiple combinations potentially available to provide a total of 19,709 sq ft subject to construction timetable and availability.

The units will include a reception lobby/office, wc, and allocated parking. The buildings have been designed with first floor windows to allow occupiers to install their own first floor offices if required. Construction of the units will be 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.

Additional office fit-out is available upon request and subject to the completion of legalities.

Units 14-18 are set to have a ridge height of approximately 9.8m and an eaves of just under 8m.

## SPECIAL NOTE

Subject to planning permission, it may be possible to consider applicant's larger size requirements within the remainder of the development upon a Design and Build basis. Interested parties are advised to speak with the agent regarding their requirements.

## SERVICES

Mains electricity 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.

## SALES

The developers will be seeking to exchange contracts within six to eight weeks of the agreement of Heads of Terms based upon an agreed specification with a 5% deposit. Completion will take place with the final payment upon construction practical completion.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation of the sale contract.

## SERVICE CHARGE

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

## EPC

An EPC will be provided upon building completion.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cambs PE29 3YH  
Contact: **Matthew Hunt / Richard Adam**  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com) / [richard.adam@eddisons.com](mailto:richard.adam@eddisons.com)  
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T: 01480 451578

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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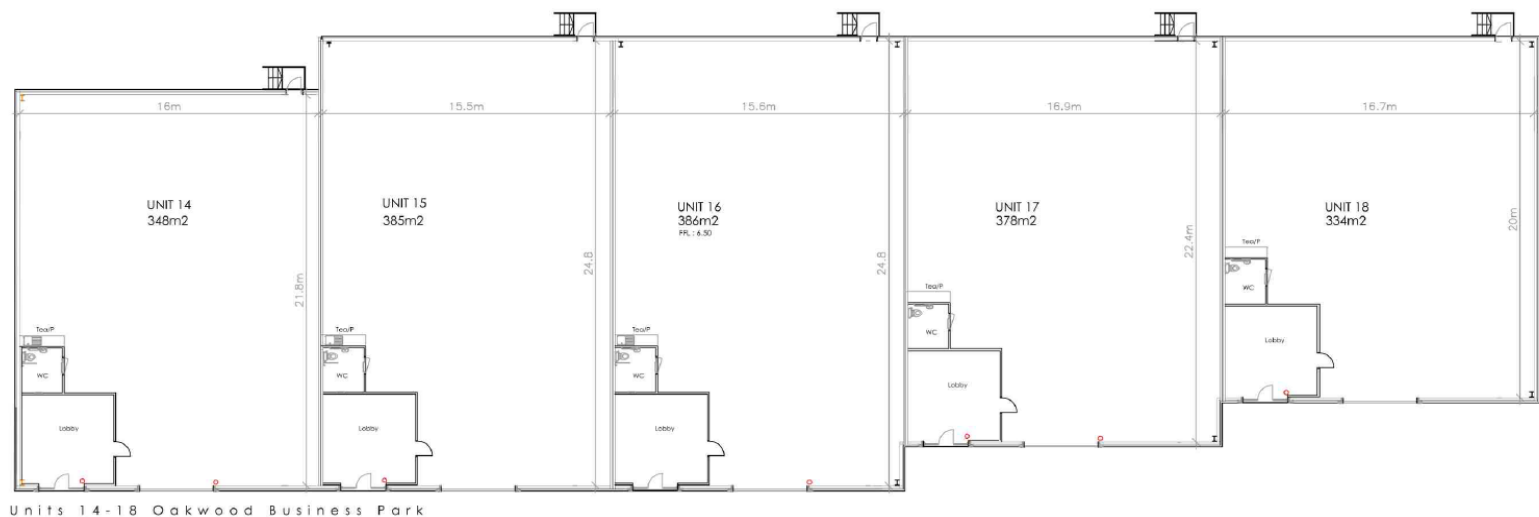
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## Schedule of Availability

Unit No.	Area Sq Ft	Area Sq M	Parking Spaces
14	3,746	348	7
15	4,144	385	7
16	4,155	386	7
17	4,069	378	7
18	3,595	334	7

*Sizes are to be confirmed upon practical completion.*

*Prices are subject to VAT*



**NOTE:** Plans are for indication purposes only

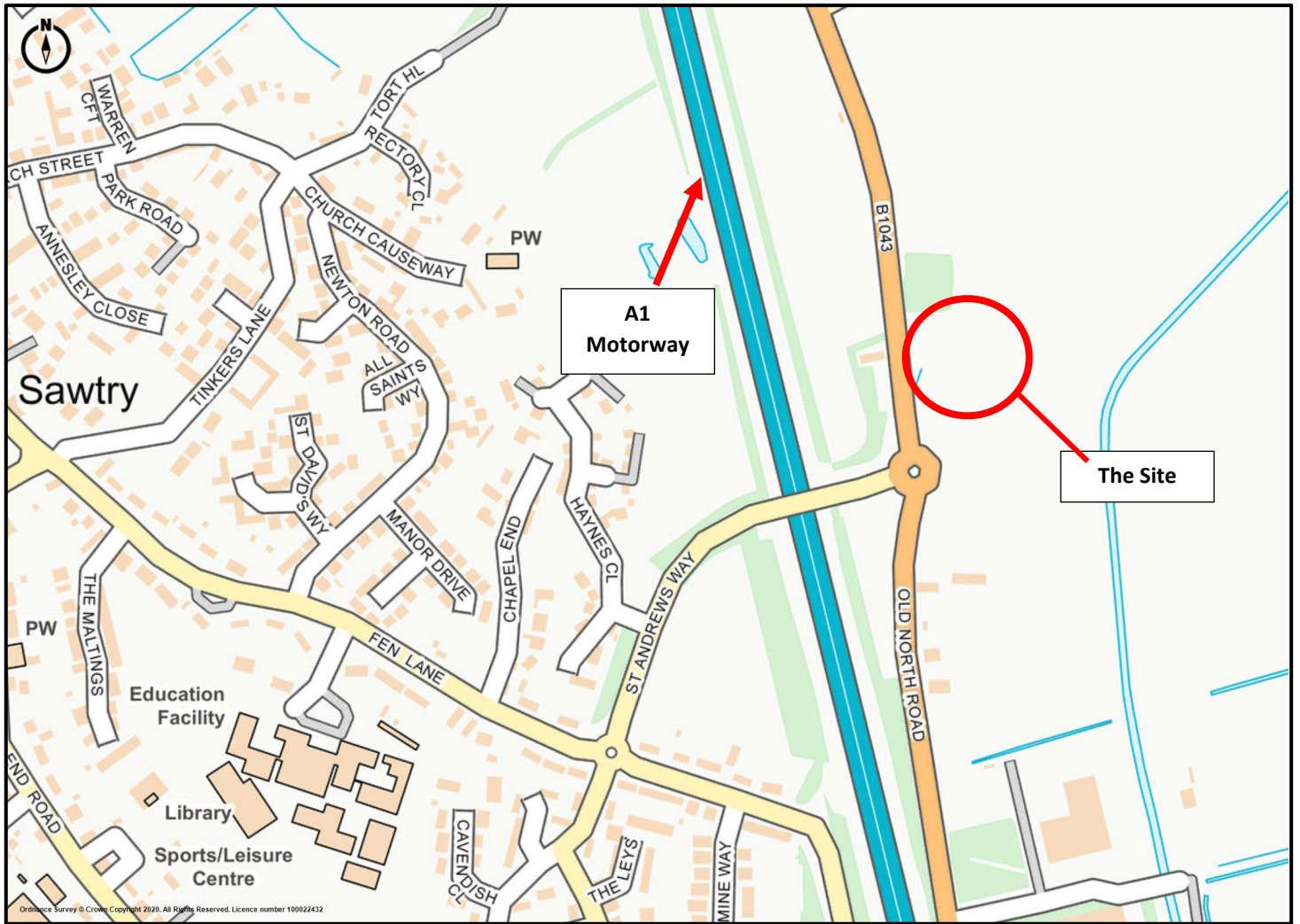
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Units 14-18 (proposed)

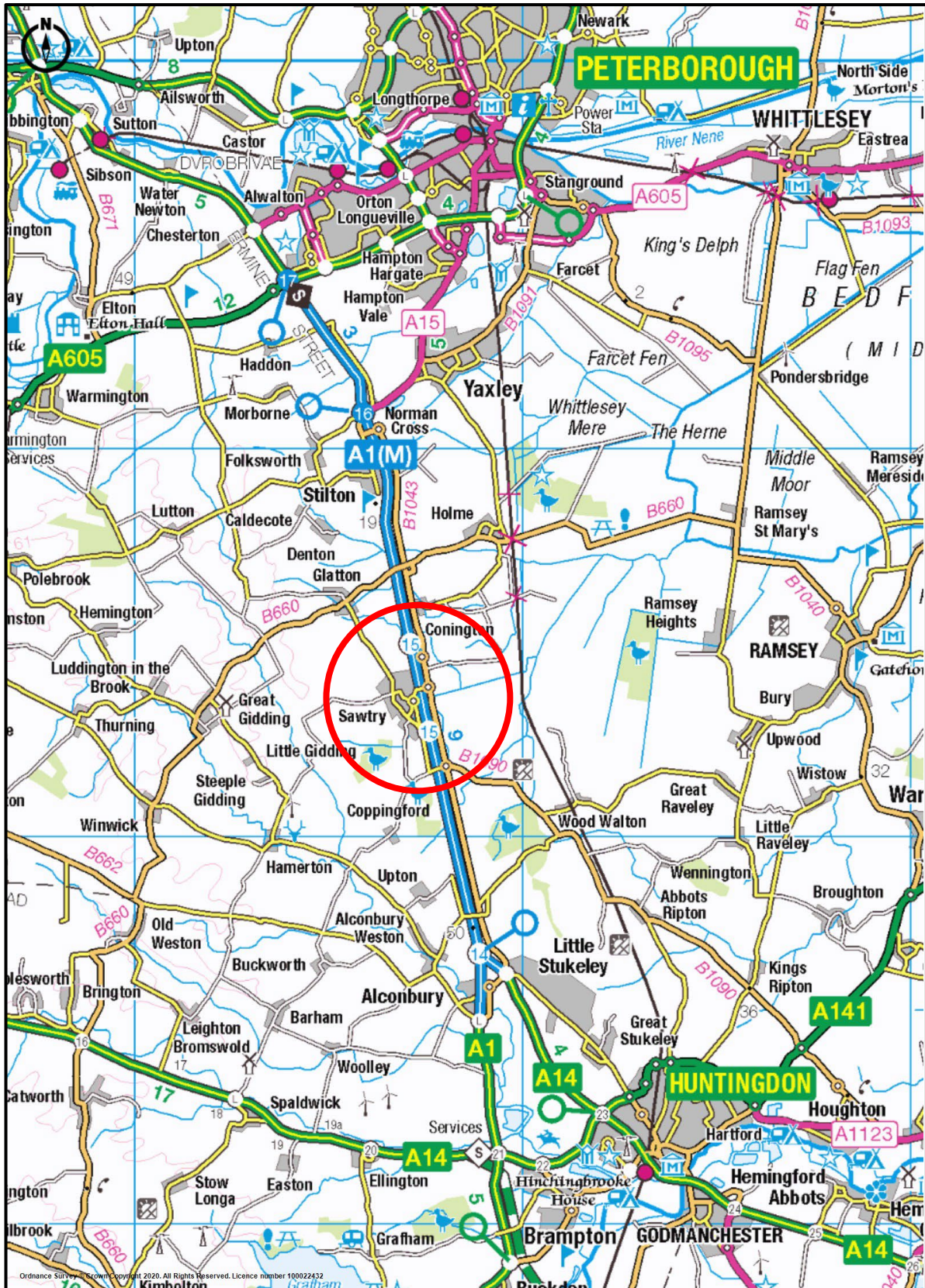
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