

INDUSTRIAL TO LET

Unit 15 Roman Way Industrial Estate

Huntingdon, PE29 2LN



Key Highlights

- Warehouse/industrial unit
- Ample car parking in front and to the rear
- Secure and managed estate
- Suitable for a range of uses (subject to planning)
- 1.4 miles to Huntingdon - 23 miles to Peterborough - 13 miles to Cambridge
- Easy access to A1307
- Refurbished unit
- 24 Hour access

Stuart House
St John's Street
Peterborough, PE1 5DD

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DESCRIPTION

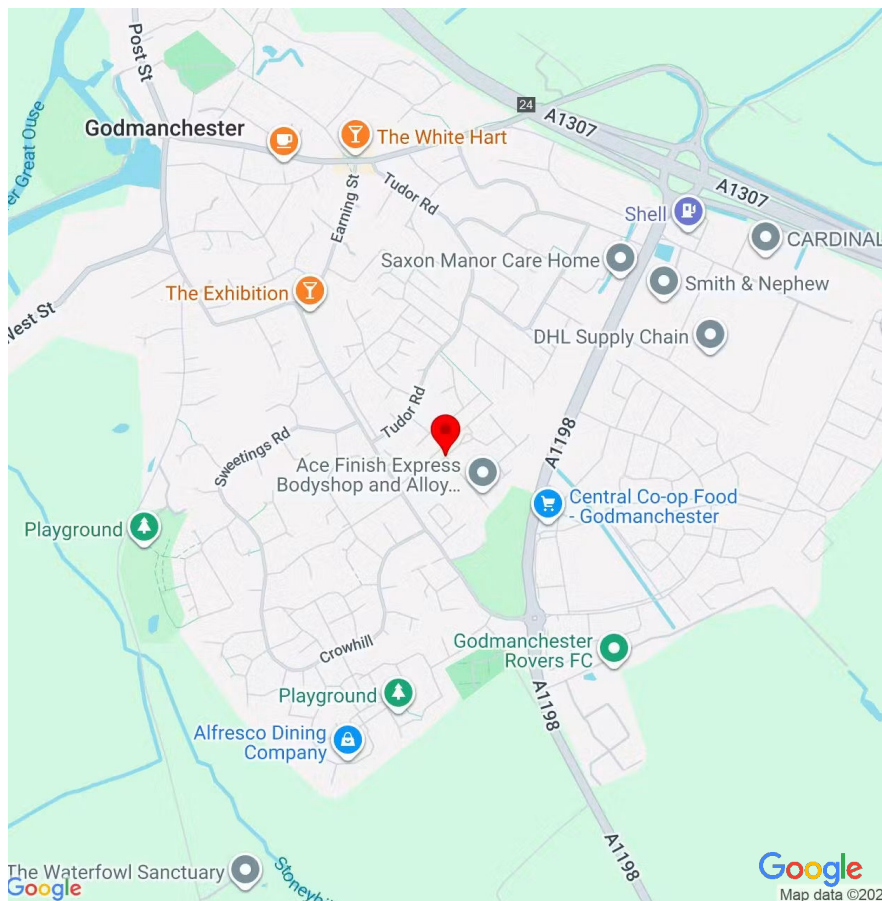
Unit 15 provides a 1,963 sq ft of refurbished industrial and warehouse accommodation, suitable for a range of industrial, trade or storage uses. The unit benefit from steel frame construction, roller shutter access, a small office space, with ample car parking available to the front and rear of the securely managed estate

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.

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.



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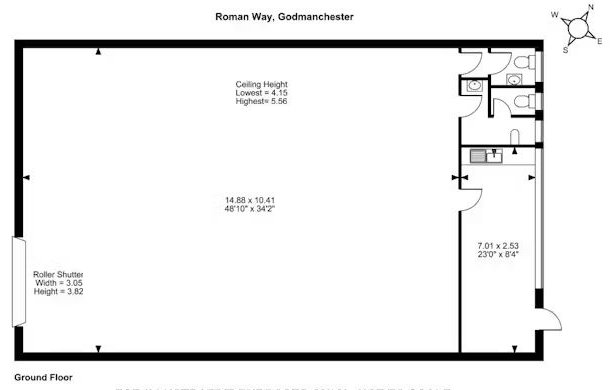
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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

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

VAT

VAT will be charged in addition to the rent at the prevailing rate.

BUSINESS RATES

Service charge: n/a
The Valuation Office Agency website lists the property with a current rateable value of £16,000

SERVICE CHARGE

A service charge will be payable towards the upkeep of the common areas.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

EPC

The property currently has an EPC assessment of E - the certificate is attached.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

CONTACTS

For further information please contact:

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