

TO LET - INDUSTRIAL

# ROMAN WAY INDUSTRIAL ESTATE

Godmanchester, Huntingdon, PE29 2LN



## Key Highlights

- 1,525 to 4,581 sq ft
- Ample car parking in front and to the rear
- Popular estate with easy access to A1307
- 1.4 miles to Huntingdon - 23 miles to Peterborough - 13 miles to Cambridge
- Warehouse/industrial units
- Secure and managed estate
- Suitable for a range of uses (subject to planning)
- EPC Rating: C / D

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## 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.

## Description

The units are of steel frame construction with brick elevations at ground level and profile sheet cladding above. Unit 25 has a concrete floor, WC and kitchen facilities, roller shutter door and an eaves height of approx. 5.5m. There are a good number of parking spaces available on the estate.

Unit 27/28 and 29 are potentially available subject to vacant possession. The units can be combined.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Rent	Availability
Unit - 25	1,952	181.35	To let	£9.50 per sq ft	Available
Unit - 27/28	3,056	283.91	To let	£9.50 per sq ft	Coming Soon
Unit - 29	1,525	141.68	To let	£9.50 per sq ft	Coming Soon

## Business Rates

From enquiries made of the Valuation Office Agency web site the units have the following Rateable Values 2023-24:-

Unit 25 - RV £18,000, estimated rates payable £8,982 per annum.

Units 27-28 - RV £30,250, estimated rates payable £15,095 per annum

Unit 29 - RV Approximately £17,000 - estimated rates payable £8,483

Interested parties should contact the council for further information.

## Terms

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

## Contact

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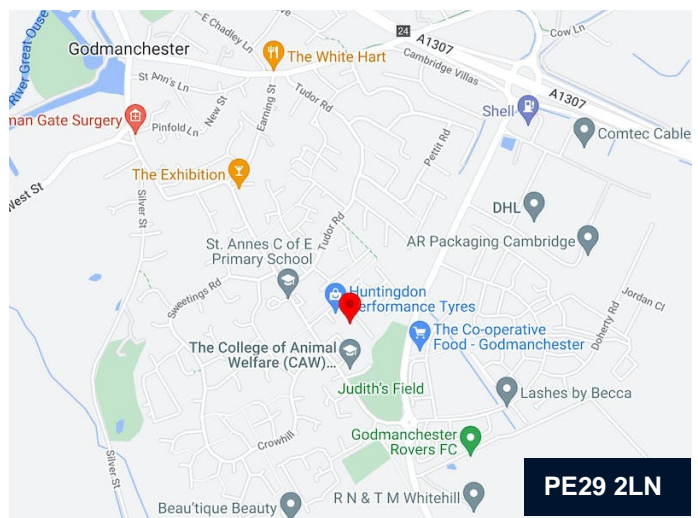
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