

TO LET - INDUSTRIAL

32-33 ROMAN WAY INDUSTRIAL ESTATE

Godmanchester, Huntingdon, PE29 2LN



Key Highlights

- 3,532 to 7,067 sq ft
- Parking to the front and rear in self contained gated yard area
- Popular industrial estate
- Trade counter/industrial units
- Easy access to A1307 (old A14)
- Suitable for a range of uses - subject to planning

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Description

The units are of steel frame construction with brick elevations at ground level and profile sheet cladding above. The units have concrete floors, fluorescent strip lighting, WC and kitchen facilities, roller shutter doors and an eaves height of approx. 5.5m.

Externally there is parking to the front and rear within gated yards. The estate is managed and situated within a secure gated perimeter.

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.

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 will be payable on the rent. A service charge is payable towards external common areas on the estate.

Business Rates

From enquiries made off the Valuation Office Agency web site, the units have the following rateable values:-

Unit 32-33 - RV of £53,500 - meaning rates payable of £29,211 per annum.



Contact

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