



TO LET

Roman Way Industrial Estate, London Road, Godmanchester PE29 2LN

103.31 Sq M (1,112 Sq Ft)

- Warehouse / Industrial unit
- Shared car parking to the front and rear
- Easy access to A14
- Secure gated site
- Suitable for a range of uses (subject to planning)
- EPC rating 'E'



LOCATION

Godmanchester is located approximately 1 mile south of Huntingdon, 16 miles north of Cambridge, 20 miles south of Peterborough and 60 miles north of London. Godmanchester is adjacent to the A14 which in turn provides access to the M11 and the A1(M).

There are excellent rail connections from Huntingdon railway station with a journey time to London King's Cross of 1 hour and to Peterborough in 16 minutes.

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 Anglia First Home Improvements, Huntingdon Performance Tyres and Pepper Kitchens.

DESCRIPTION

Unit 16 is an end of terrace unit of concrete frame construction with brick elevations at ground level and profile sheet cladding above. The unit has a concrete floor, fluorescent strip lighting, WC and kitchen facilities, roller shutter door and an eaves height of approx. 5.5m.

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

ACCOMMODATION

The property has the following approximate gross internal floor area:-

Description	Sq M	Sq Ft
Unit 16	103.31	1,112

BUSINESS RATES

The property has been assessed as follows:-

Description	Rateable Value	Estimated Payable 2017/18
Unit 16	£7,900	£3,681.40

The property is eligible for small business rates relief (up to 100% relief). For more information please visit www.gov.uk/correct-your-business-rates.

TERMS

The property is available to rent on a new lease on terms to be agreed.

VAT

VAT will be payable on the rent.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VIEWING

Strictly by appointment with the sole agents.

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