



TO LET

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

102.19 – 656.52 Sq M (1,100 – 7,067 Sq Ft)

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



ROMAN WAY INDUSTRIAL ESTATE, GODMANCHESTER PE29 2LN

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).

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 Pepper Kitchens.

DESCRIPTION

The units are of concrete frame construction with brick elevations at ground level and profile sheet cladding above. The units have a concrete floor, 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 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 20	102.19	1,100
Unit 25	181.34	1,952
Unit 26	181.34	1,952
Unit 29	139.44	1,501
Unit 32	328.12	3,532
Unit 33	328.40	3,535

EPC

Unit 20: Rating E
Unit 25: TBA
Unit 26: TBA
Unit 29: Rating E
Unit 32: Rating D
Unit 33: Rating E

BUSINESS RATES

The property has been assessed as follows:-

Description	Rateable Value	Estimated Payable 2018/19
Unit 20	£7,200	£3,456
Unit 25	£14,000	£6,720
Unit 26	£12,750	£6,120
Unit 29	£13,750	£6,600
Unit 32	£22,500	£10,800
Unit 33	£22,750	£10,920

The properties may be 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.

Edward Gee

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