



**UNIT 2 THE WAY, FOWLMERE, CAMBRIDGE, SG8 7QS**

**TO LET | INDUSTRIAL UNIT: 4,746 SQ FT (441 SQ M)**



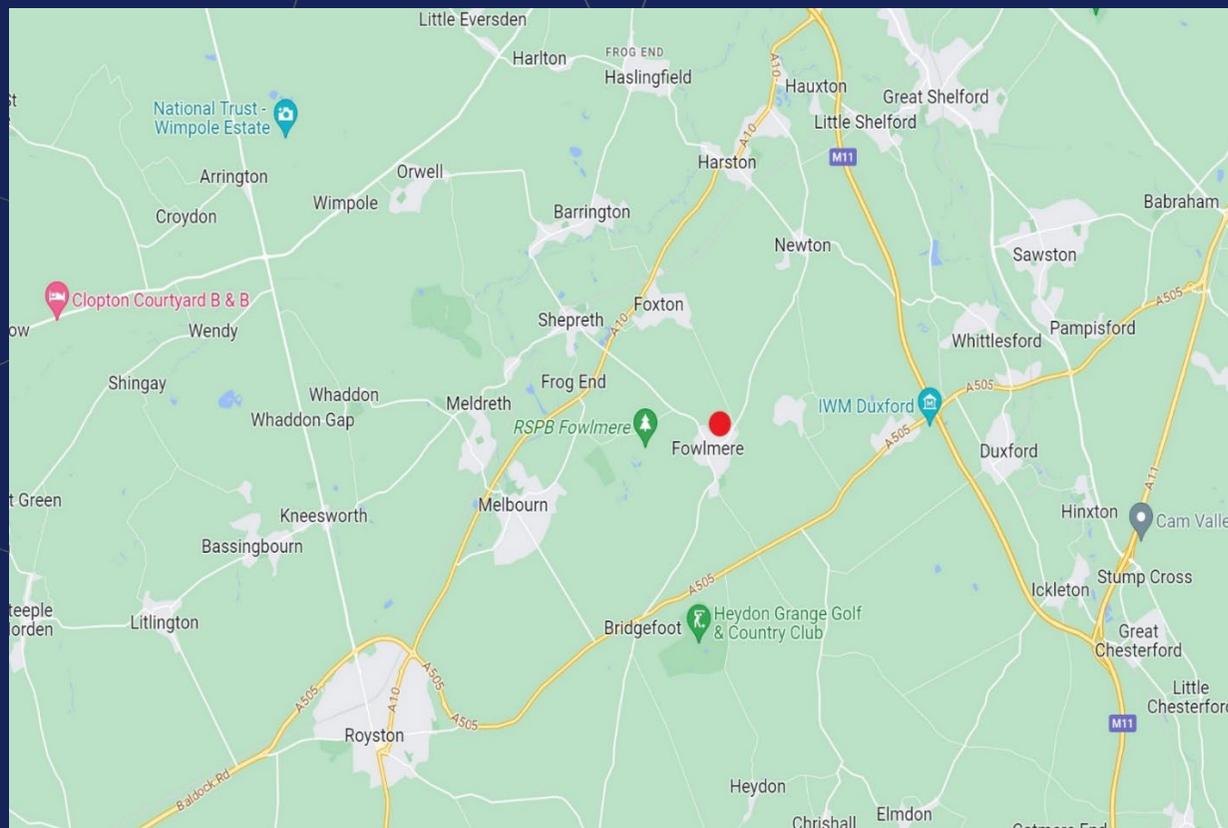
## LOCATION

The property is located in the popular south Cambridgeshire village of Fowlmere, which lies approximately 7.5 miles south of Cambridge and 6 miles north-east of Royston.

It is situated at the end of The Way, off the High Street, to the north-eastern fringe of the village.

The property is in close proximity to both the A10 and A505 which provides fast access to both the M11 (J10) 4.5 miles to the east and the A1 (J9) 17 miles to the south-west.

The location is very well-served with rail services, with stations at Foxton, Shepreth, Royston and Whittlesford Parkway all within easy reach. These provide regular services to London Kings Cross, Liverpool Street and St Pancras International.



## SUMMARY

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### Description

Unit 2 The Way, Fowlmere is a light industrial warehouse unit constructed with steel portal frame, brick and blockwork.

Due to be refurbished with works including: New LED Lighting / New Windows / New Doors / New Roller Shutter / External & Internal Decoration / Installation of WC and Kitchenette.

### Specification includes:

- Eaves height 2.75m
- Ridge height 4.15m
- Surface level loading doors
- Translucent roof panels
- Separate car parking

### Terms

Leases are direct with the landlord on terms to be agreed.

Quoting rents available on application.

### Additional information

#### Business Rates

Business rates are to be confirmed. Please speak to the Agents for further details.

#### Services

Mains drainage, water and electricity are believed to be available to the Property. Interested parties are however advised to make their own enquiries to the relevant service providers.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

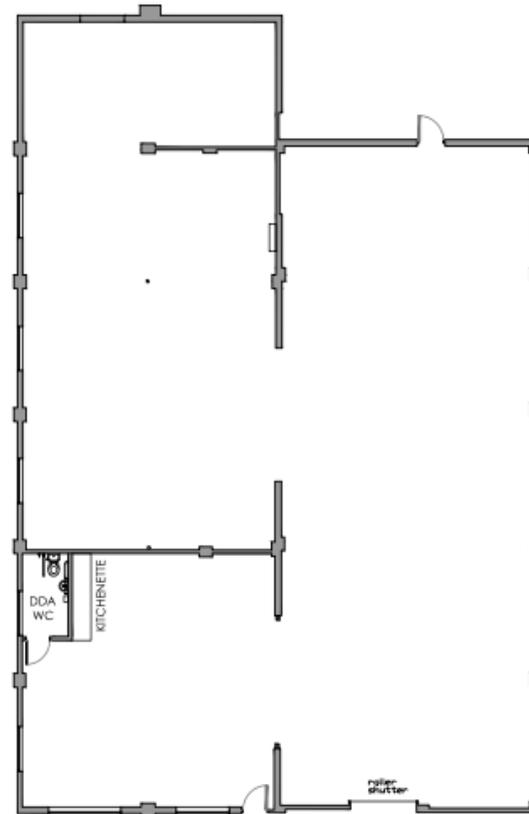
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request.

## ACCOMMODATION

Description	Sq ft	Sq m
<b>Unit 2</b>		
Ground floor warehouse	4,746	441
<b>TOTAL</b>	<b>4,746</b>	<b>441</b>



Building 2 Ground Floor Plan

Scale @ 1:200  
0m 2m 4m 6m 8m 10m

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## GALLERY

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# GALLERY



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## Enquiries

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