



ARTISTIC IMPRESSION OF THE PROPOSED REFURBISHMENT

UNIT 3 THE WAY, FOWLMERE, CAMBRIDGE, SG8 7QS

TO LET | INDUSTRIAL UNIT: 20,514 SQ FT (1,905.8 SQ M)



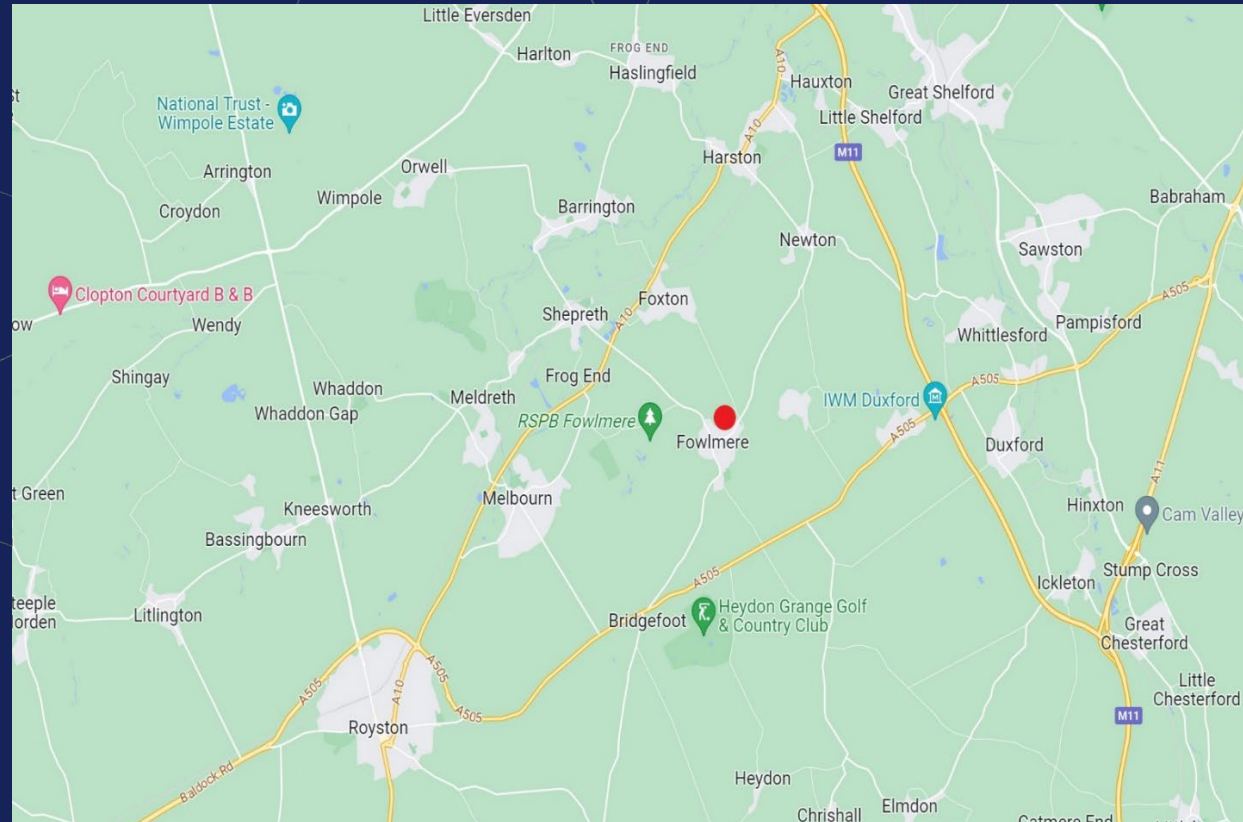
LOCATION

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



Description

Unit 3 The Way, Fowlmere is a light industrial warehouse unit constructed with steel portal frames and a mixture of half height brick & blockwork and profile sheet metal clad elevations. The property benefits from additional covered storage.

The property is due to be refurbished with works including: LED Lighting / Installation of WC's and a Kitchenette / Internal Decoration / Removal of ceilings to provide more full height space and external improvement works. It is possible for the unit to be divided.

Specification includes:

- Eaves height 5.5m
- Ridge height 6m
- Surface level loading doors
- Office accommodation
- Gantry crane installed in the main warehouse
- 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
Unit 3		
Ground floor warehouse	13,423	1,247
First floor offices	7,091	658.7
TOTAL	20,514	1905.8
Additional covered storage	2,362	219

*Post work the total space
will be c. 17,000 sq ft*



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