

SHORT-TERM STORAGE AVAILABLE



UNIT 4 THE WAY, FOWLMERE, ROYSTON, SG8 7QS

TO LET | LIGHT INDUSTRIAL UNIT: 31,630 SQ FT (2,938.43 SQ M)


BIDWELLS

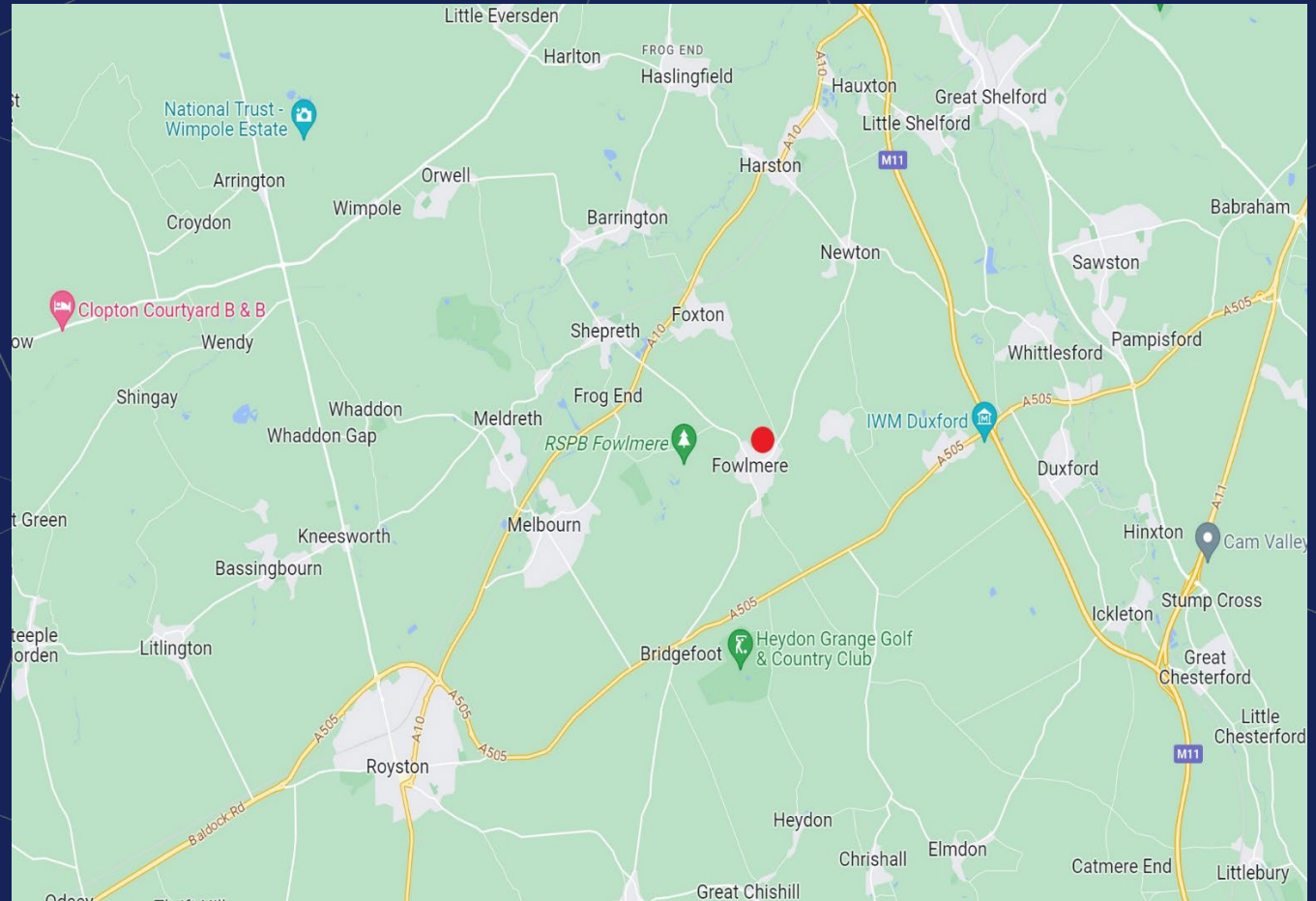
LOCATION

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

The property comprises a 1980s two-bay industrial warehouse unit with steel portal frame and a mixture of half height brick/blockwork and profile sheet metal clad elevations. There is office accommodation at both ground and first floors to the front of the property.

Specification includes:

- Eaves height of between 4.5m – 8m
- Three surface level loading doors
- Translucent roof panels
- Gantry cranes
- Good-quality offices
- Separate car parking

Terms

The property is available on a short-term, flexible basis directly with the landlord on terms to be agreed.

Quoting rent 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.

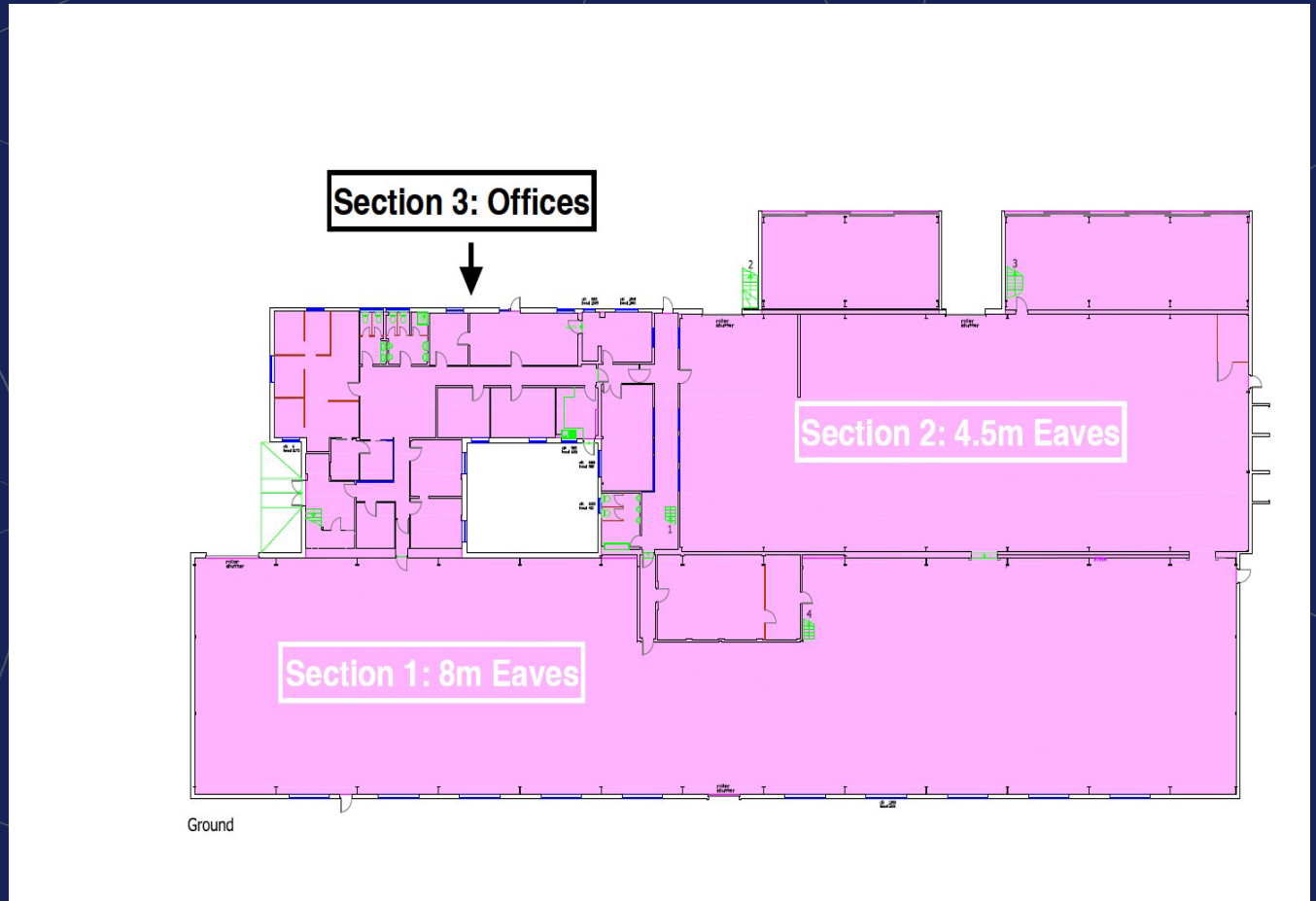
EPC

Available upon request.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq ft	Sq m
Ground floor warehouse & offices	26,425	2,455
First floor offices	1,308	121.50
Mezzanine floors	3,897	362.00
Total	31,630	2,938.43



GALLERY



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Enquiries

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