

LARGE POWER SUPPLY AVAILABLE



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

TO LET | INDUSTRIAL UNIT: 31,630 SQ FT (2,938 SQ M)



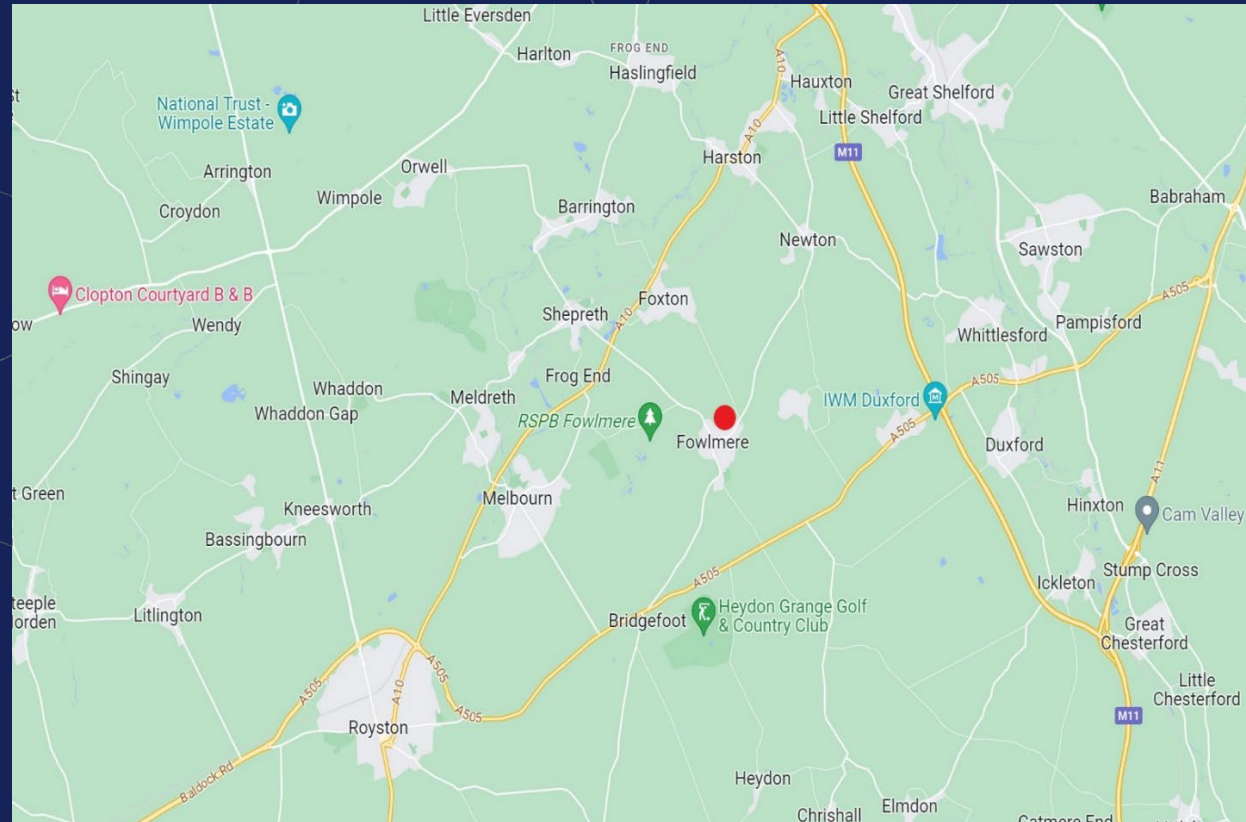
LOCATION

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 4 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.

Specification includes:

- Eaves height 8m
- Ridge height 9.52m
- Surface level loading doors
- Office accommodation
- Translucent roof panels
- 30/10 tonne gantry crane
- Separate car parking
- Mezzanine storage
- Significant power capacity – up to 2.5 MVA

Terms

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

Quoting £11.00 per sq ft.

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

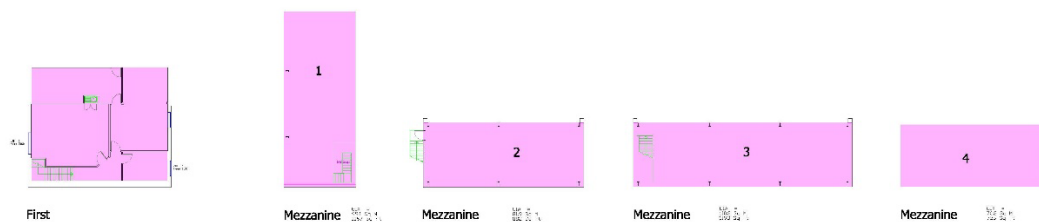
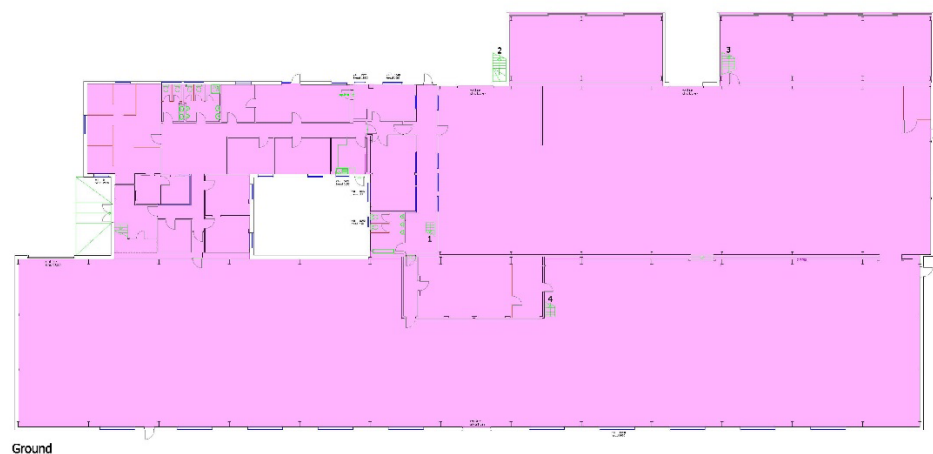
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

ACCOMMODATION

Description	Sq ft	Sq m
Unit 4		
Ground floor warehouse	26,425	2,269
First floor offices	1,308	121.5
Mezzanine storage	3,898	362.12
TOTAL	31,630	2,938



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