

Industrial

UNIT 26 | ROMAN WAY INDUSTRIAL ESTATE

Roman Way, Godmanchester, PE29 2LN

UNIT 26 | 1,952 SQ FT

Unit 26 provides 1,952 sq ft of refurbished industrial accommodation

Unit 26 provides 1,952 sq ft of refurbished industrial accommodation, suitable for a range of light industrial, storage or trade uses. The unit benefits from steel frame construction, a roller shutter loading door, kitchen facilities, and an internal eaves height of approximately 5.5 m, with allocated car parking to the front and rear of the estate. Located within Roman Way Industrial Estate in Godmanchester, the unit enjoys excellent accessibility via the A1307, positioned approximately 1.4 miles from Huntingdon, 13 miles from Cambridge, and 23 miles from Peterborough. The estate's established commercial setting and secure management make Unit 26 a practical and well connected option for local and regional occupiers.

Lease Type

New



Unit Summary

- ☒ Steel Portal Frame
- ☒ Secure Estate
- ☒ Roller Shutter Door
- ☒ Close to Transport
- ☒ Car Parking
- ☒ Local Amenities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,032.00	£9.75
Rates	£8,108.75	£4.15
Maintenance Charge	£3,552.64	£1.82
Insurance	£390.40	£0.20
Total Cost	£31,083.79	£15.92

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

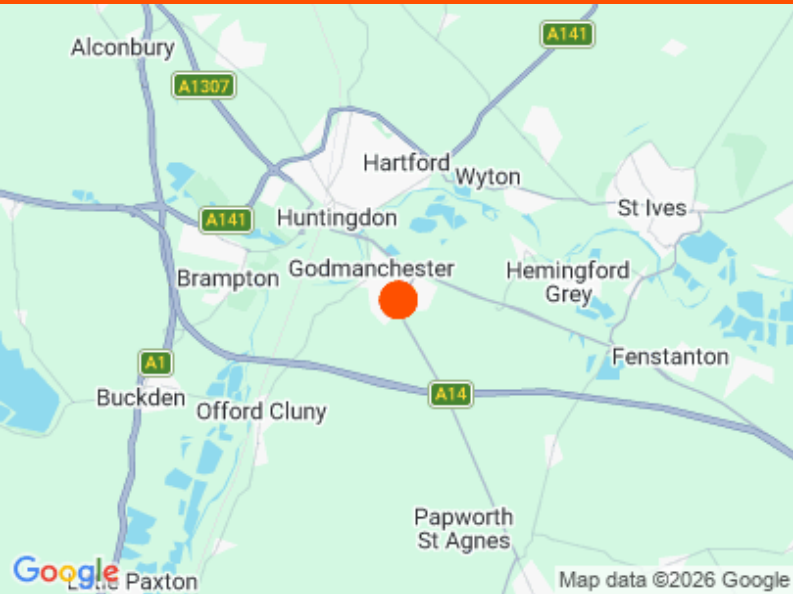
For more info please visit: unit.info/U6P0100353

+44(0) 808 169 7554

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Location

Located in Godmanchester, just off the A198 and 2 miles from Junction 24 of the A14, Roman Way Industrial Estate offers excellent access to Cambridge, Peterborough, and the East of England.



Road
A14: 2 miles



Airport
London Stansted Airport: 40 miles



Rail
Huntingdon Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (94)

Key Contact



Alex Winter

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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