BIDWELLS

Unit 4 The Way, Fowlmere, Cambridge, SG8 7QS

To Let | Industrial Unit | 31,630 sq ft (2,938 sq m)



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.

*Additional yard can be created. Full details to be discussed and agreed. Will require an adjusted rent.

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.

Legal costs
All parties to bear their own legal costs.

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.

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

Postcode
SG8 7QS

EPC
Available upon request.

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



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.



Accommodation

Unit 4

Description	Sq Ft	Sq m
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**

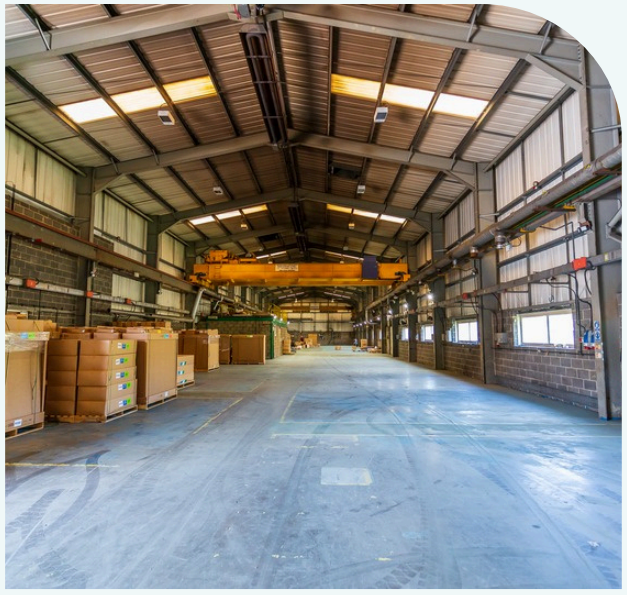


Gallery









CGI of extra rear yard to Unit 4.

Gallery


UNIT 3
UNIT 4
UNIT 5
UNIT 2
UNIT 1
Home Farm
24.2m
Sycamore House
More Place
The Nurseries
The Poplars
Clifton House
Old Police House
The Variel
1835


UNIT 4

Gallery



CGI of extra rear yard to Unit 4.

BIDWELLS

Get in touch with our experts



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