BIDWELLS

Unit 3 The Way, Fowlmere, Cambridge, SG8 7QS

To Let | Industrial Unit | 17,599 sq ft (1,634.95 sq m)



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 has been 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.

Terms

Leases are direct with the landlord on terms to be agreed.
Rent is £10.50psf on the building (17,599 sq ft) & £2psf on the covered area (2,362 sq ft) - £189,513.50.

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
EPC 'C'

Specification Includes

- Eaves height 5.5m
- Ridge height 6.1m
- 4 roller shutters
- 1 Gantry crane
- External covered space
- Surrounding yard area. Ability to gate this off
- New overclad roof & rear overclad on part
- Ground & first floor offices & R&D room
- Led lighting throughout
- Externally painted & Floors painted
- AC
- Ability for up to 2MVA of power



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.



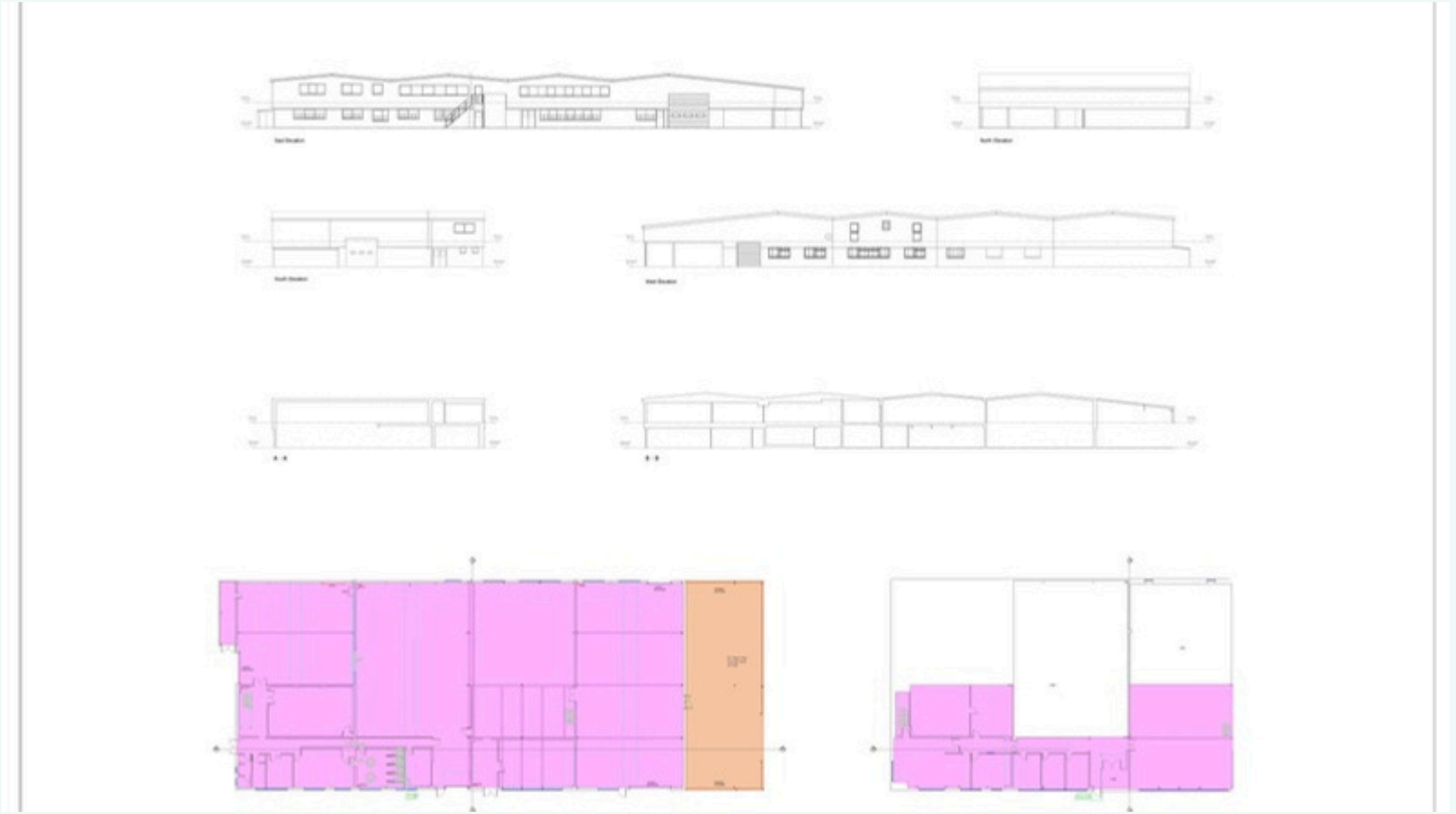
Accommodation

Unit 3

Description	Sq Ft	Sq m
Ground Floor Warehouse	13,423	1,247
First Floor offices	4,176	387.9
Total	**17,599**	**1,634.95**
Additional covered storage	2,362	219
Total including covered area	**19,691**	**1,829**



Gallery



Gallery







Gallery







Gallery



BIDWELLS

Get in touch with our experts



Walter Scott
07918 081533
walter.scott@bidwells.co.uk



Luke Davenport
07912 656575
luke.davenport@bidwells.co.uk

Important notice
Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:
Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not beto scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

Certified B Corporation