

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

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



Large power  
supply available

# 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.

### 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.

### Postcode

SG8 7QS

### 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.

## 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
<b>Total</b>	<b>31,630</b>	<b>2,938</b>



# Gallery



# Gallery



# Gallery



*Get in touch with  
our experts*



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



**Rory Banks**  
07976 832083  
rory.banks@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 be to 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**



**Corporation**