BIDWELLS

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

To Let | Industrial Unit | 7,757 sq ft (720.65 sq m)



Summary

Description

Unit 3b 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 / Internal Decoration / Removal of ceilings to provide more full height space and external improvement works.

Terms

Leases are direct with the landlord on terms to be agreed.
Rent is £11 psf on the building (7,757 sq ft) & £2psf on the covered area (2,362 sq ft) - £90,051pa.

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
- 2 roller shutters
- Ground floor office
- 1 gantry crane
- External covered space
- Surrounding yard area. Ability to gate this off
- Led lighting throughout
- EPC 'C'
- Externally painted
- Floors painted
- New overclad roof & rear external overclad



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.

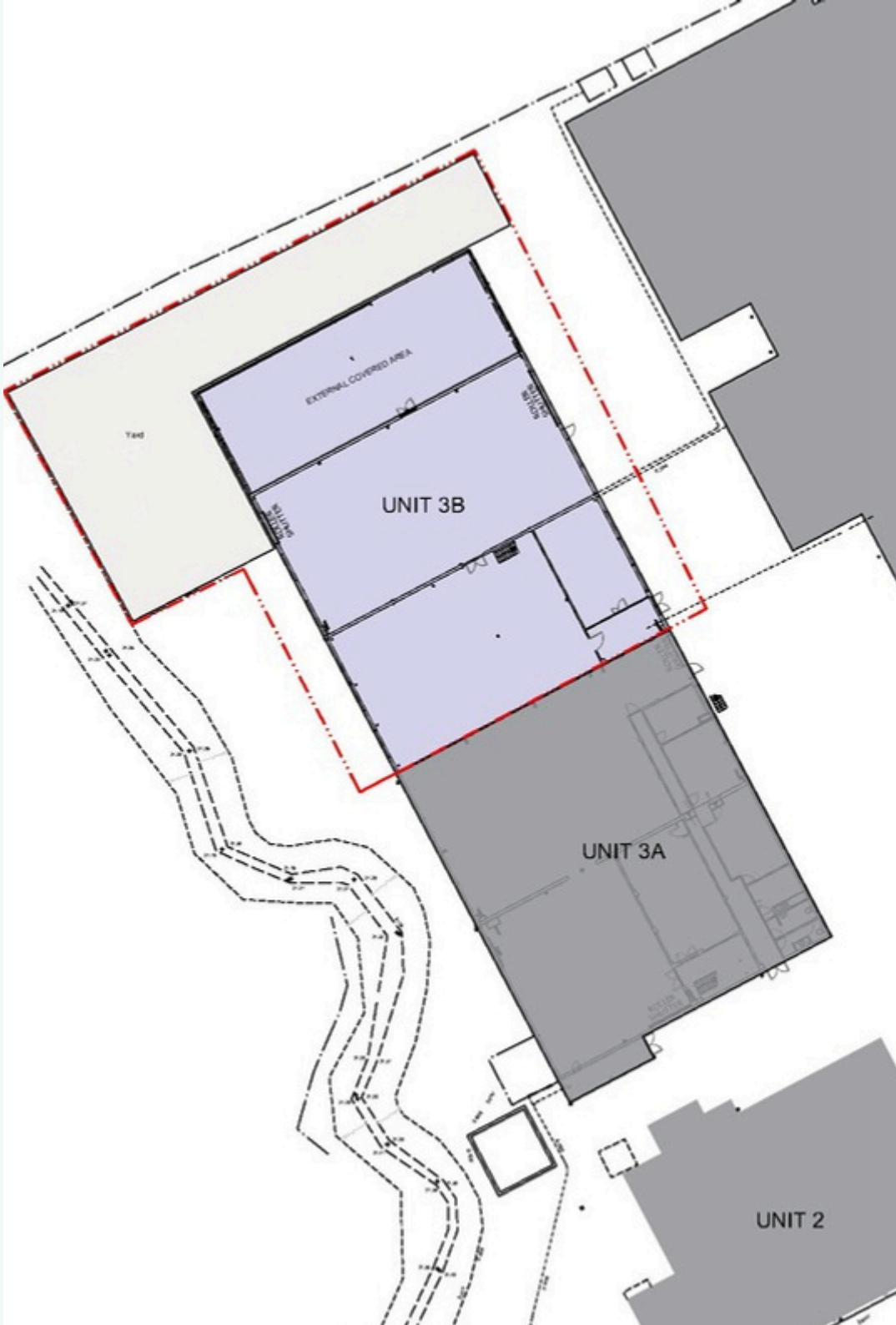
The location is very well-served with rail services, with stations at Foxton, Shepreth, Royston and Whittlesford Parkway all within easy reach. These provide regular services to London Kings Cross, Liverpool Street and St Pancras International.



Accommodation

Unit 3b

Description	Sq Ft	Sq m
Ground Floor	6,225	578.3
First Floor	1,532	142.3
Total	**7,757**	**720.6**
External Covered Area	2,362	219.4
Total Including External Covered Area	10,119	940



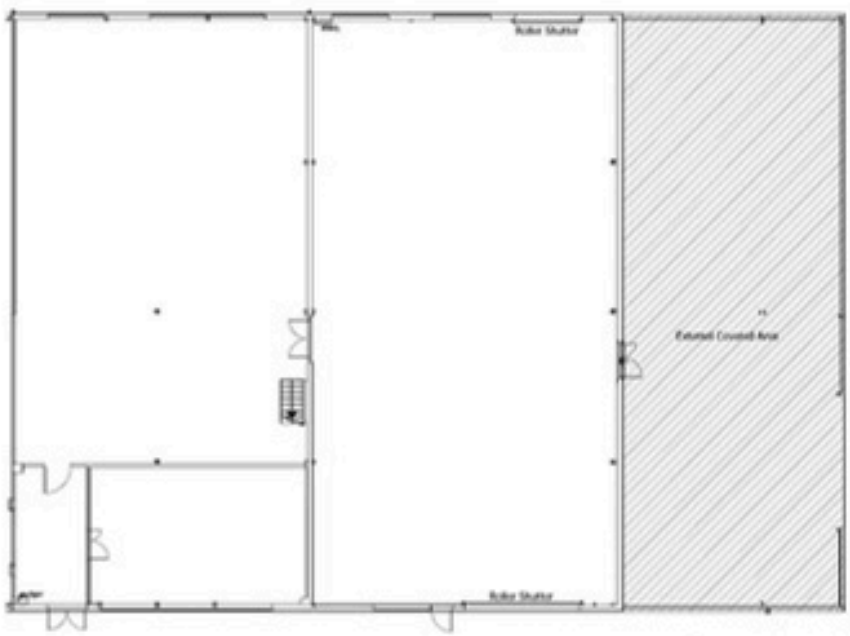
Gallery

Unit 3B Areas

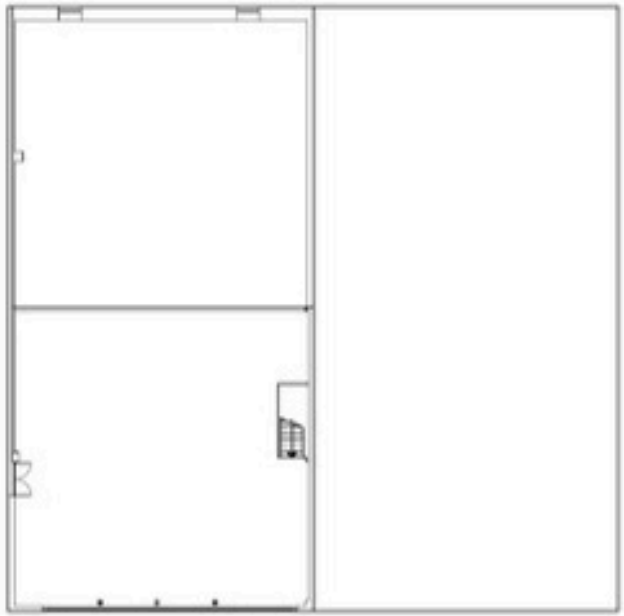
Ground Floor - 578.32 sqm / 6224.98 sqft
First Floor - 142.3 sqm / 1531.70 sqft
Total - 720.62 sqm / 7756.68 sqft

External Covered Area:
Total - 219.44 sqm / 2362 sqft

Total Size including covered area - 940.06 sqm / 10118.68 sqft



Ground - Unit 3B



First - Unit 3B

1 UNIT 3B PLAN
SCALE 1:100 @ A1

BUILDING 3
UNIT 3, THE WAY
FOWLMERE
CAMBRIDGE, SG8 7QS
UNIT 3B - DEMISE PLAN
1:100 @ A1
SM
17.06.25
2987 00/01 GA B

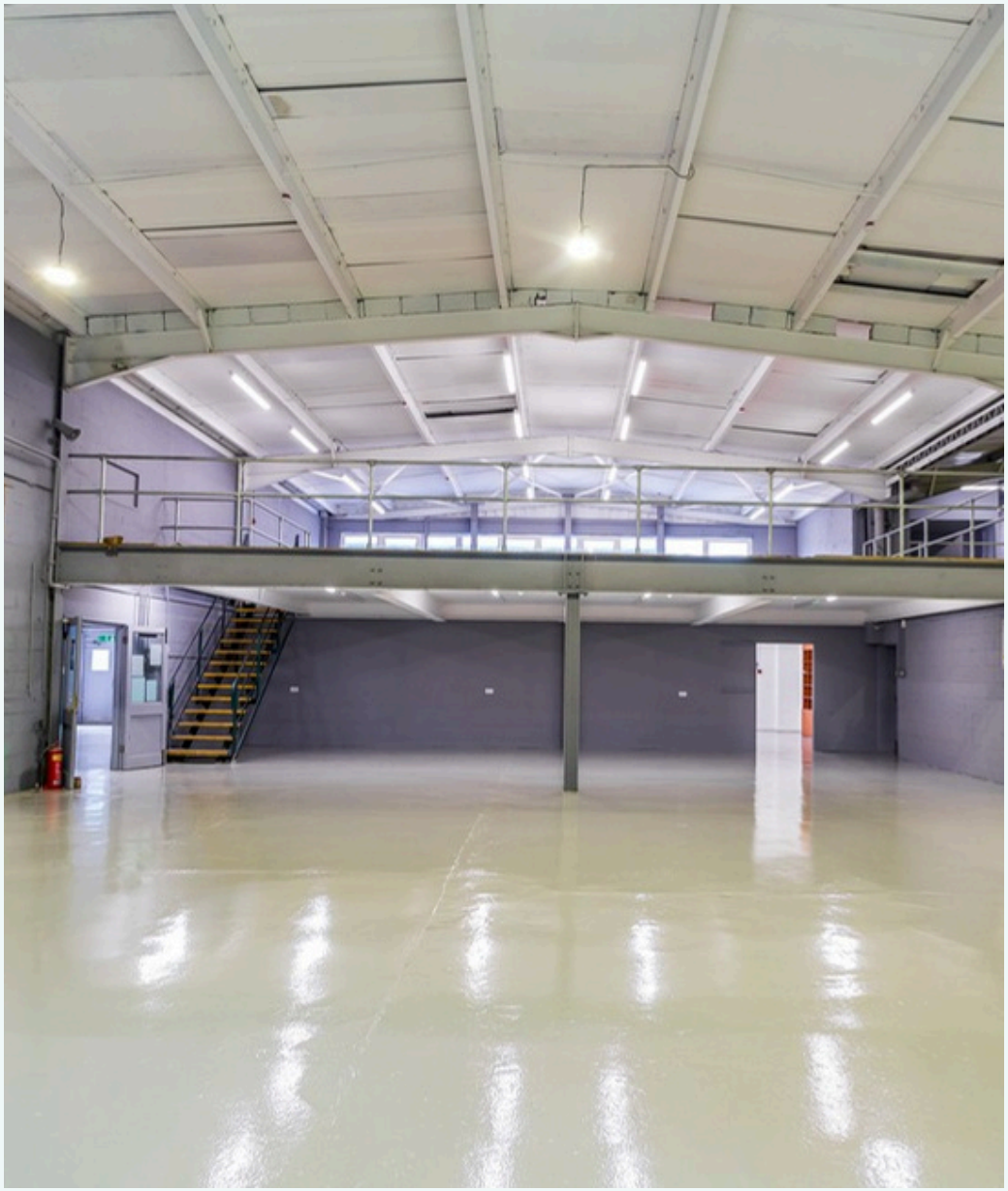
Gallery







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