

TO LET

Industrial / Warehouse

Industrial units available with rooflights, electric roller shutter doors and rear yard

Rent

£7 - £7.50 per sq ft



Summary



Units can be taken as a whole or split



Service yard to rear for loading



Electrically operated up-and-over roller shutter doors



Steel portal frame



Eaves height of 5.5m with clear heights of 6.5m to the apex

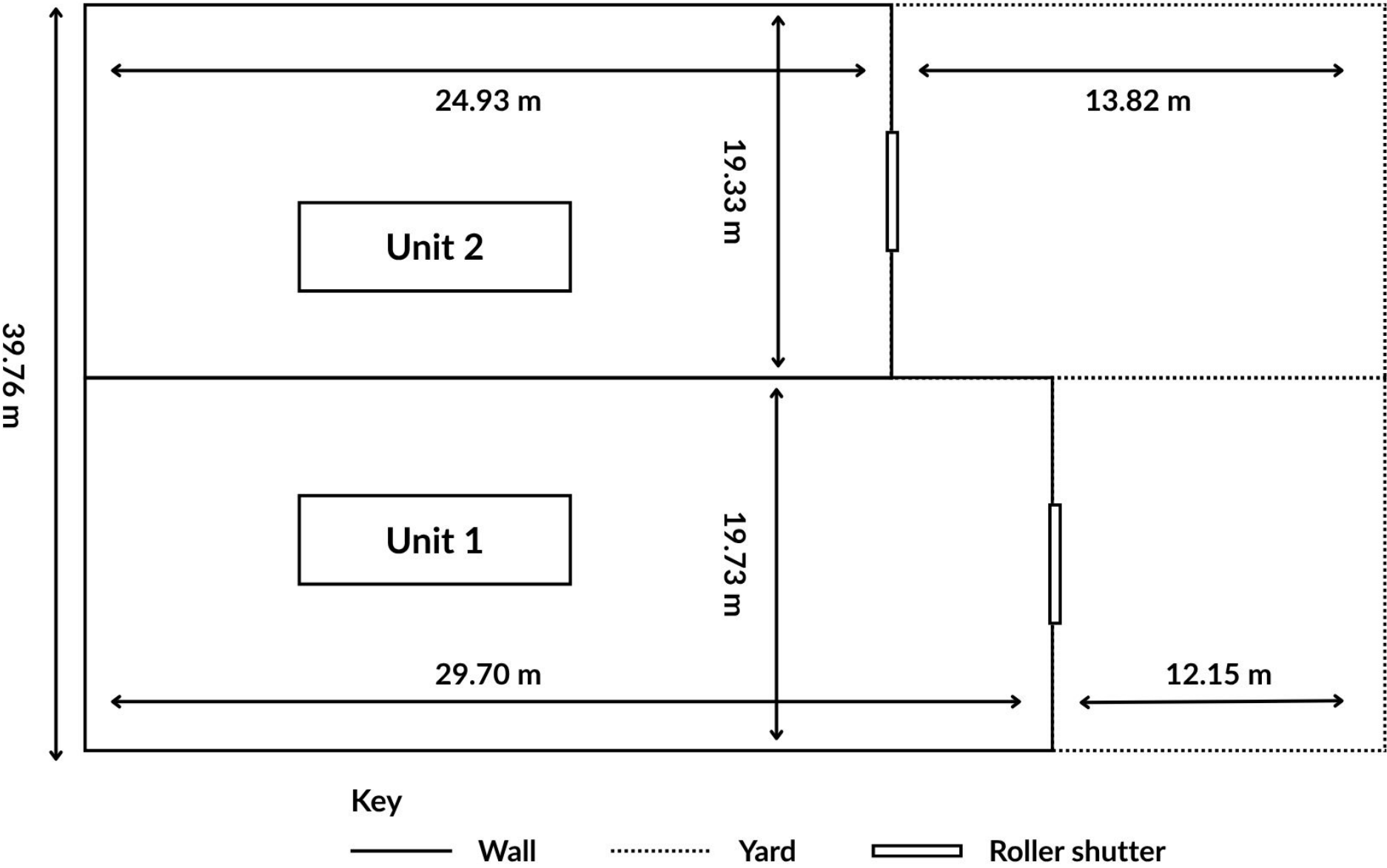


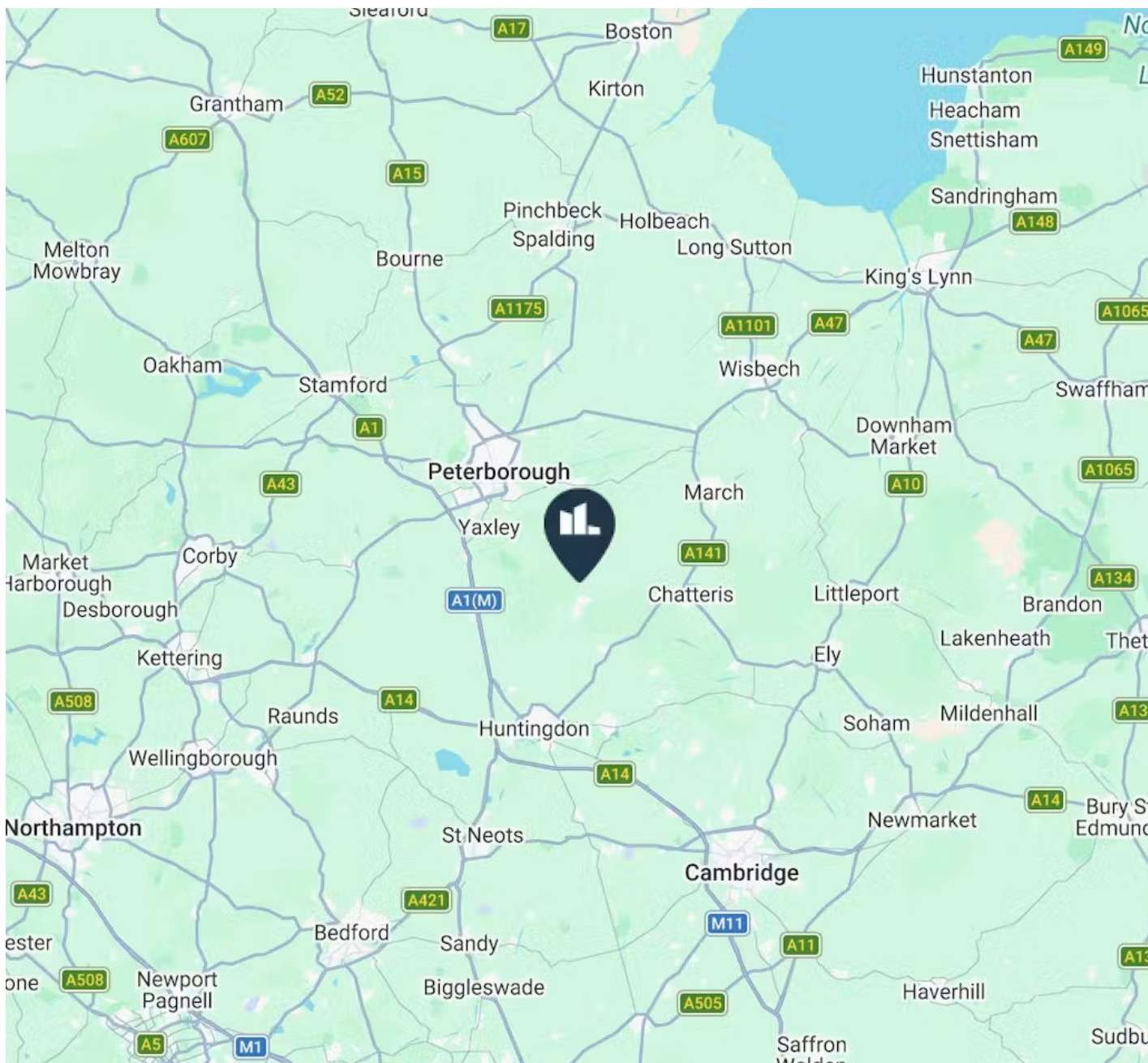
Access from St Mary's Road and close to centre of Ramsey











Location

Ramsey is a market town located within Cambridgeshire and sits c.10 miles north of Huntingdon and c.10 miles south of Peterborough. The town is well connected to the A1 motorway (junction 15) as well as the A141 and A14. Ramsey has a population of c8,500 people (2011 census) and is experiencing inward investment and development such as the latest £20 million residential development by Accent immediately to the south of the subject property.

The property is situated on the northern edge of Ramsey and bounded by the B1040 to the west, Foot Drove to the east and the Tesco superstore to the south. The site is accessed via the roundabout from the Tesco property with a new nib already constructed.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Rent (sq ft)	Availability
Unit - 1	6,458	599.97	£7.50	Available
Unit - 2	5,381	499.91	£7.50	Available
Unit - 1 & 2	11,839	1,099.88	£7	Available

DESCRIPTION

Built in 2008, this steel portal frame industrial unit has never been occupied and is therefore in immaculate condition. The units were purchased in 2025 and development works are due to be completed imminently to include full services and WCs.

The property benefits from a concrete floor, a combination of brick and blockwork and steel profile cladding elevations under a pitched roof with roof lights. The unit has an eaves height of 5.5m going up to an apex of 6.5m. Access is via electrically operated roller shutter doors which open out to the rear yard.

Externally, the site has parking allocation at the front, accessed directly from the B1040. To the rear there is a yard, surfaced with crushed aggregate, which can be secured by way of steel palisade perimeter fencing.

The units can be taken as a whole or split into two smaller units.

EPC

C

VAT

Applicable

RENT

£7 - £7.50 per sq ft

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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