

Industrial

# UNITS 32 & 33 | ROMAN WAY INDUSTRIAL ESTATE

Roman Way, Godmanchester, PE29 2LN

## UNITS 32 & 33 | 6,986 SQ FT

Units 32 & 33 provide a combined 6,986 sq ft of refurbished industrial and warehouse accommodation

Units 32 & 33 provide a combined 6,986 sq ft of refurbished industrial and warehouse accommodation, suitable for a range of industrial, trade or storage uses. The units benefit from steel frame construction, roller shutter access, kitchen facilities, and an internal eaves height of approximately 5.5 m, with ample car parking available to the front and rear of the securely managed estate.

Located within Roman Way Industrial Estate in Godmanchester, the units benefit from excellent connectivity via the A1307, positioned approximately 1.4 miles from Huntingdon, 13 miles from Cambridge, and 23 miles from Peterborough, within an established commercial area close to major regional occupiers.

Service/maintenance charges and insurance payable for this unit are to be confirmed.

Lease Type

New



### ✔ Unit Summary

- Steel Portal Frame
- Secure Estate
- Roller Shutter Door
- Close to Transport
- Car Parking
- Local Amenities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£64,620.50	£9.25
Rates	£27,392.00	£3.92
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£92,012.50</b>	<b>£13.17</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

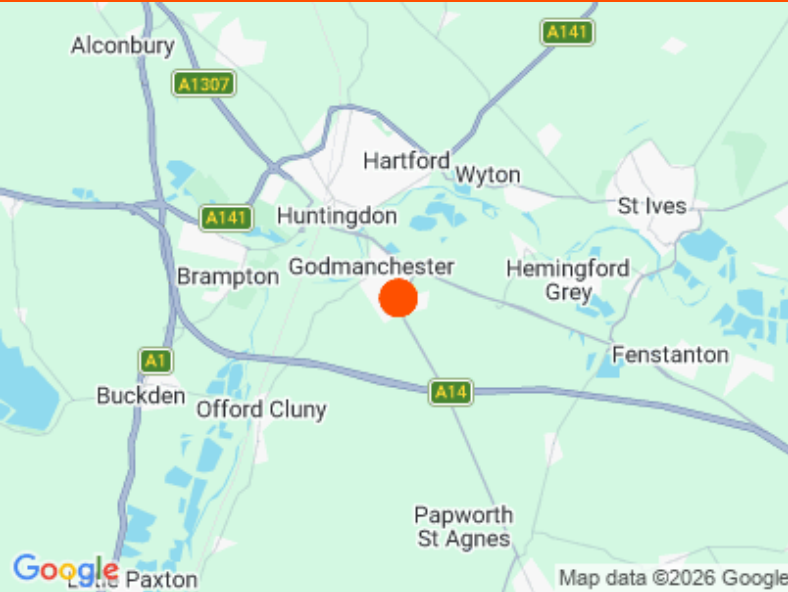
➔ For more info please visit: [unit.info/U6P0100360](http://unit.info/U6P0100360)

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## Location

Located in Godmanchester, just off the A1198 and 2 miles from Junction 24 of the A14, Roman Way Industrial Estate offers excellent access to Cambridge, Peterborough, and the East of England.



Road  
A14: 2 miles



Airport  
London Stansted Airport: 40 miles



Rail  
Huntingdon Station: 1.5 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (92)



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## Key Contact



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Assistant Asset Manager

"Freddie is an Assistant Asset Manager based in the South."



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