

INDUSTRIAL TO LET / FOR SALE

Unit 15 Oakwood Business Park

Sawtry, Huntingdon, PE28 5XN



Key Highlights

- Open space with WC
- 3-phase power, LED lighting throughout
- 8m eaves (approximately 9.8m ridge height)
- Electric loading doors
- Good allocated car parking
- Fibre broadband connection
- A standard size occupier board will be erected on front elevation
- On-site gym

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

[savills.co.uk](https://www.savills.co.uk)

savills

DESCRIPTION

Oakwood Business Park is a brand new development of industrial/trade counter units located between Peterborough and Huntingdon close to the A1 and is home to a wide range of occupiers including Screwfix and Gailarde as well various other occupiers.

Phases 1 and 2 are fully occupied. The subject unit is located on phase 3. Phase 4 of the site will be built later this year.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - Unit 15	4,144	385
TOTAL	4,144	385

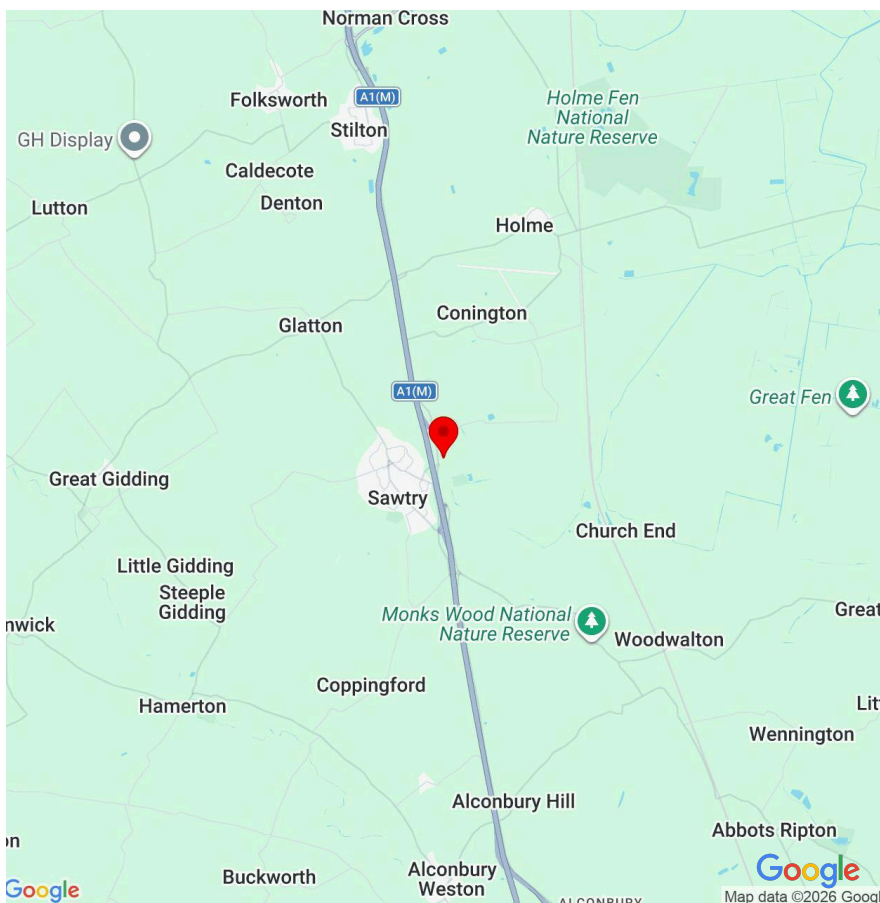
LOCATION

Oakwood Business Park is situated to the eastern edge of Sawtry with excellent access from the A1(M) Motorway nearby.

The site is located adjacent to the Old Great North Road which runs parallel with the Motorway and links with the surrounding area including the village of Sawtry.

Sawtry has a wide range of local facilities and services, and there are a range of food retail offerings in Sawtry Services.

There is quick access to both north and southbound junctions onto the A1(M).

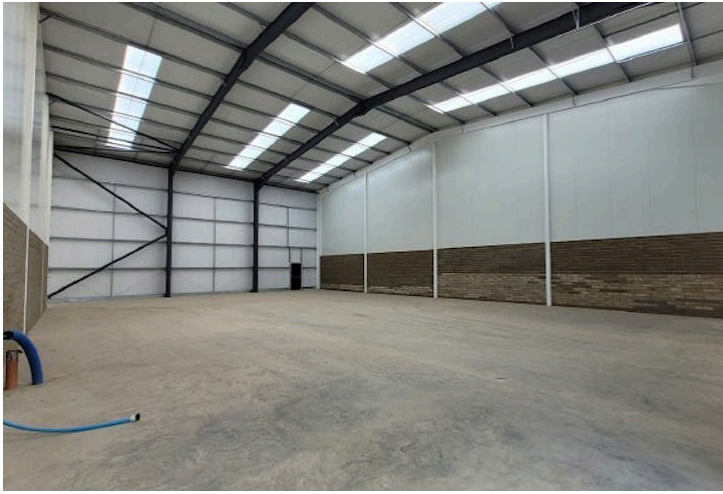


Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

savills.co.uk

savills



Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

savills.co.uk



VIEWINGS

Strictly by appointment with the sole agent.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

BUSINESS RATES

Rateable Value:
The buildings have yet to be assessed for rating purposes. The agents are able to give an indication for budgeting purposes.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the...

PLANS

Floor plans available upon request.

EPC

The property currently has an EPC assessment of B - the certificate is attached.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

SPECIAL NOTE

Additional signage over roller shutter is available (subject to agreement and cost) Option for further fit out items may be available (subject to negotiation)

CONTACTS

For further information please contact:

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

Lex Souza

lex.souza@savills.com
07483705176

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 09.06.2026

