

CARDINAL 57

CARDINAL WAY • GODMANCHESTER • HUNTINGDON • CAMBS • PE29 2XN



Computer generated image

- ✓ Ample on-site parking
- ✓ Secure yard
- ✓ 9.4m eaves height

INDUSTRIAL / WAREHOUSE UNIT

57,100 SQ FT (5,304.71 SQ M)

UNDERGOING AN EXTENSIVE REFURBISHMENT

INCLUDING 4X NEW DOCK DOORS AND 3X LEVEL ACCESS DOORS



Key Highlights

- To be extensively refurbished
- 4 new dock doors and 3 level access doors
- 9.4m internal eaves height
- Self-contained yard
- Ample on-site parking
- Easy access to the A1307 and in turn the A1(M) & A14
- Nearby occupiers include DHL and Coveris
- EPC – targeting A rating post refurbishment

Description

The property comprises a detached warehouse / industrial unit of steel portal frame construction with an internal clear height of approximately 9.4 metres.

The building will benefit from 7 electrically operated loading doors together with a self-contained loading yard, providing efficient loading and circulation.

Internally the unit benefits from two storey office/ ancillary accommodation and a large clear span warehouse area.

The property will undergo extensive refurbishment works, delivering a high quality logistics / industrial facility suitable for modern occupier requirements.

57,100
SQ FT

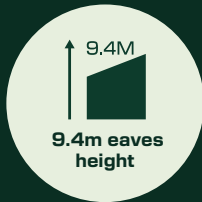
9.4m
EAVES HEIGHT

EPC A
TARGET RATING

4
DOCK DOORS

3
LEVEL ACCESS
DOORS

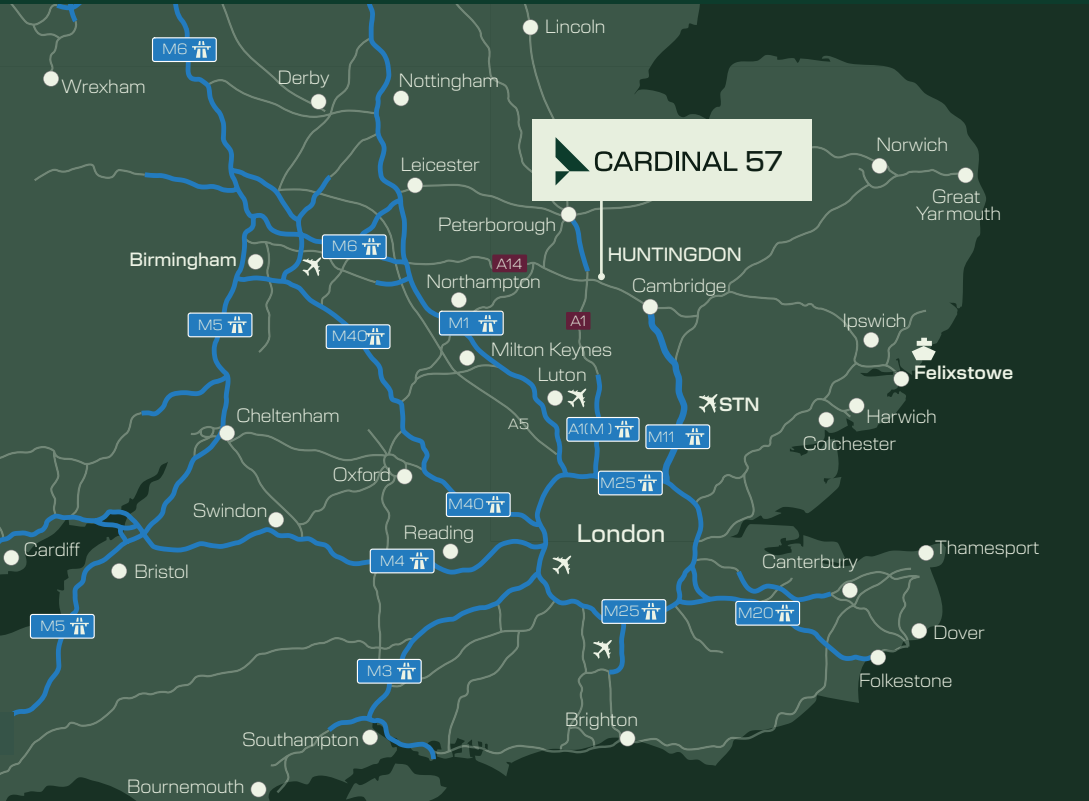
Specification



Accommodation

Area	Sq M	Sq Ft
Warehouse / Production	4,803.05	51,700
Ground Floor Office/Ancillary	250.83	2,700
Main Offices	250.83	2,700
Total	5,304.71	57,100



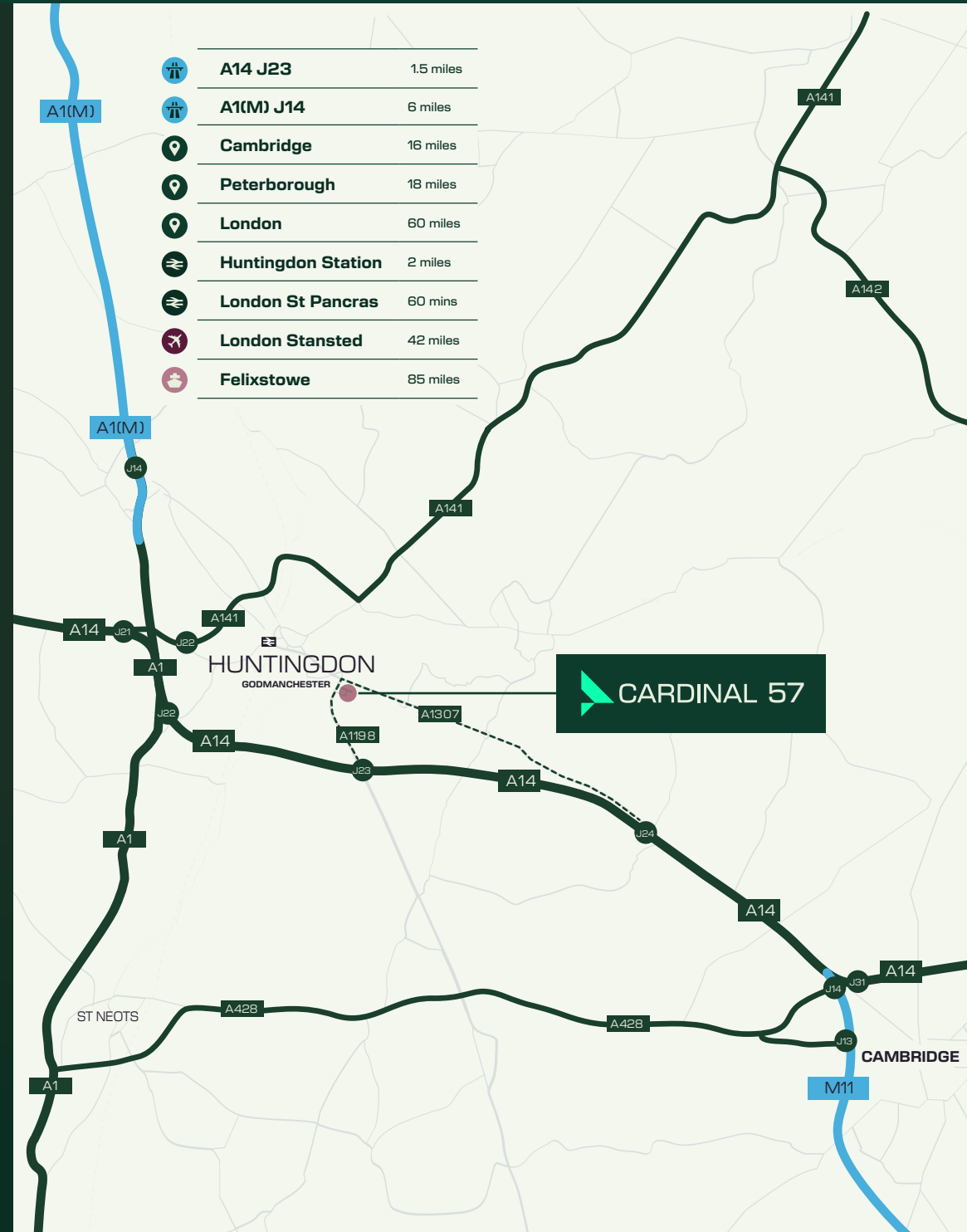


Location

Godmanchester is located immediately south of Huntingdon, approximately 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London.

The property is situated within Cardinal Distribution Park, just off the A1307, which provides direct access to the A14. The A14 is one of the UK's key logistics routes, connecting the Midlands, the M1, the A1(M) and the East Coast ports. Junction 23 of the A14 is approximately 1.5 miles away, providing excellent access to the national motorway network.

Huntingdon railway station, approximately 2 miles away, provides regular services to London St Pancras in around one hour. Nearby occupiers include DHL, Coveris, Smith & Nephew, Cambridge Display Technology, Cambridge Sensors and AR Packaging. Local amenities include a Co-op convenience store within a short walk and a Shell fuel station nearby.





← A14 J23 - 2 MILES | A14

A1

A14 J24 - 7 MILES →

HUNTINGDON

A1(M) J14 - 6 MILES

GODMANCHESTER

A1307

▶ CARDINAL 57

DHL

PACKAGING

BUSINESS RATES

To be assessed following refurbishment works.

EPC

To be reassessed following landlord works – targeting EPC A.

TERMS

The property is available to let on a new lease following completion of refurbishment works. Guide rent upon application

VAT

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

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, proof of identity and address will be required from all tenants together with confirmation of the source of funding.

SERVICE CHARGE

An estate service charge is payable for the upkeep of the common areas.



CARDINAL 57

CARDINAL WAY • GODMANCHESTER • HUNTINGDON • CAMBS • PE29 2XN

Viewings

Strictly by appointment with the
joint sole agents.



**Baker
Harman**

01604 96 96 96

www.bakerharman.com

RICHARD BAKER

01604 96 96 96 | 07725 834136

richard@bakerharman.com

Savills Peterborough



savills.co.uk

01733 344414

ED GEE

01733 20 99 06 | 07807 999 211

egee@savills.com

LEX SOUZA

01733 20 99 06 | 07483 705 176

lex.souza@savills.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that: (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 04/26

