

INDUSTRIAL TO LET / FOR SALE

Unit 16 Oakwood Business Park

Sawtry, Huntingdon, PE28 5XN



Key Highlights

- Office/reception, toilet and kitchenette
- 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
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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 as local occupiers.

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

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - Unit 16	4,155	386
TOTAL	4,155	386

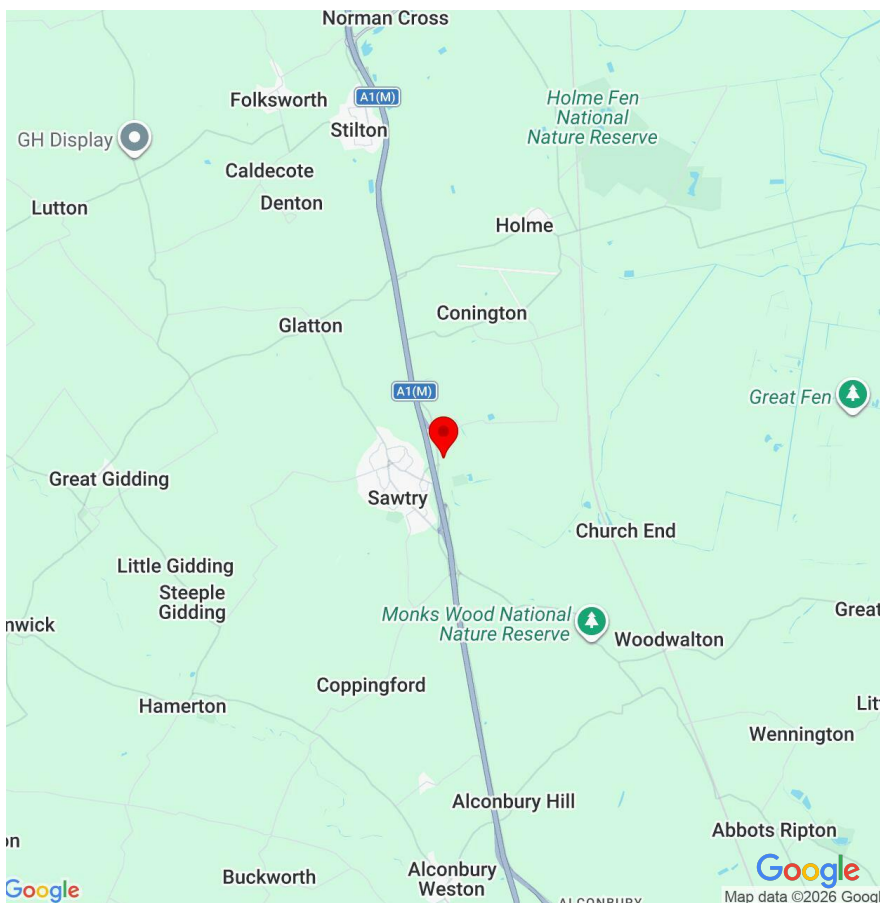
LOCATION

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).

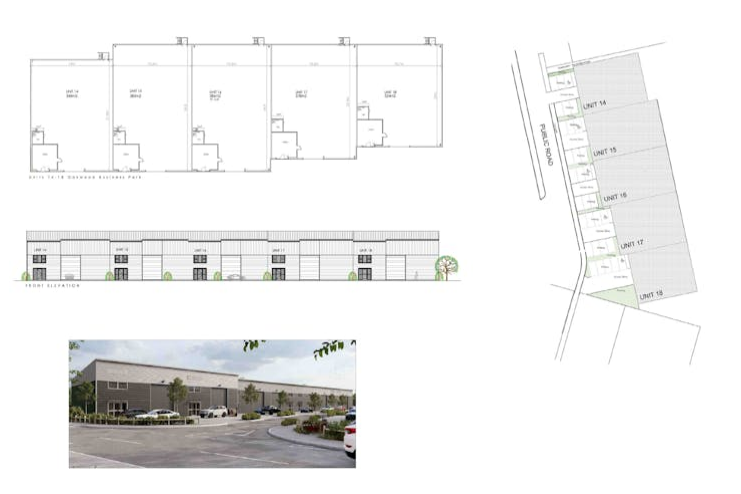
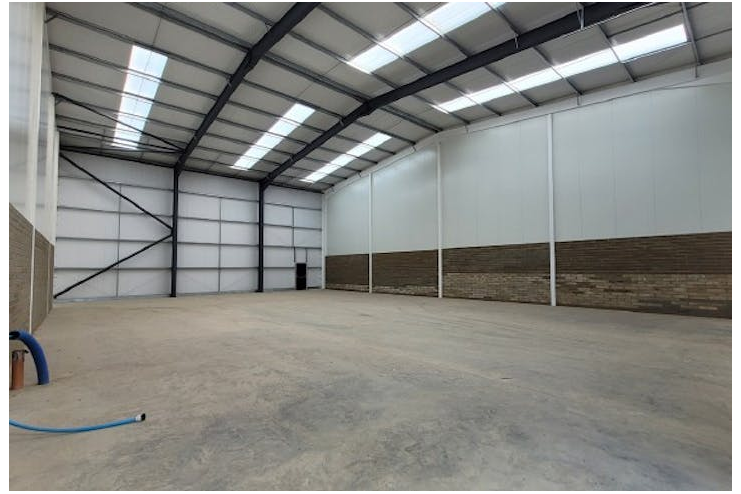


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VIEWINGS

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:

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