

NEW INDUSTRIAL/BUSINESS UNITS

FOR SALE



Phase 3, Oakwood Business Park, Old Great North Road, Sawtry, Cambridgeshire
PE28 5XN

811.119355

Eddisons

OAKWOOD BUSINESS PARK

OLD GREAT NORTH ROAD, SAWTRY, CAMBRIDGESHIRE, PE28 5XN



Agreement

For Sale (May Let)



Detail

Industrial /Storage



Price

On application



Size

From 348 to 1,149 sq m
(3,746 to 12,368 sq ft)



Location

Sawtry, Huntingdon,
PE28 5XN



Property ID

811.119355

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

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. Phase 3 comprises 7 units, being a terrace of 5 units and a pair of semi-detached units which have recently completed.

Size options for units 14-17 are available from 3,595 sq ft but with combinations potentially available.

The units benefit from the following:-

- Office/reception, toilet and kitchenette
- 3-phase power
- 8m eaves (approximately 9.8m ridge height)
- First floor windows to accommodate further fit-out if required.
- LED lighting throughout
- Electric loading doors
- Exterior lighting and unit number
- Good allocated car parking
- Fibre broadband connection
- A standard size occupier board will be erected on front elevation
- Additional signage over roller shutter is available if required (subject to agreement and cost)
- Option for further fit out items may be available (subject to agreement and costs)
- On-site gym

Distances to Site

A1(M) (Sawtry) - 0.5 miles

A14 (Brampton Hut) - 7.5 miles

Huntingdon - 8.5 miles

Peterborough - 8 miles

St Neots - 16 miles

Cambridge - 25 miles

Special Note

Subject to planning permission, applicant's larger size requirements may be accommodated within the remainder of the development site on a Design and Build basis. Interested parties are advised to speak with the agent regarding their requirements.

Services

3 phase mains electricity, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

Rates

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

Sales

The developers are seeking to exchange contracts within six to eight weeks of the agreement of Heads of Terms based upon an agreed specification with a 5% deposit. Completion will take place with the final payment upon construction practical completion.

Service Charge

A service charge will be levied with respect to the upkeep of common areas of the estate. Further information available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the agreement of the sale contract.

Energy Performance Certificate

An EPC will be provided upon building completion.

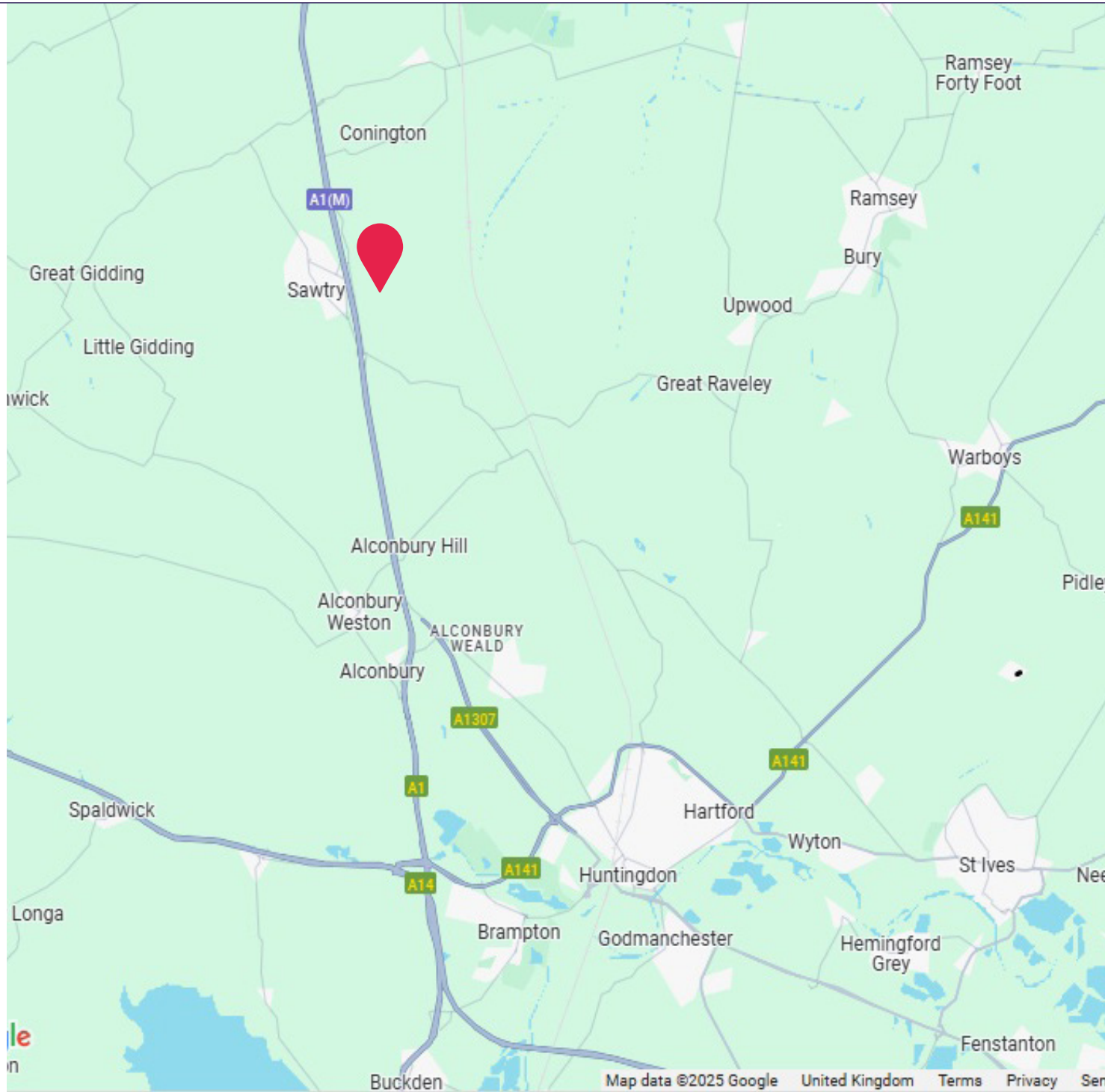
Anti-Money Laundering

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

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.

There is quick access to both north and southbound junctions onto the A1(M). The development is also a short drive from nearby Alconbury Weald which is set to provide 5,000 new homes over the coming years with approximately 20% already occupied.





SCHEDULE OF AVAILABILITY

Unit No.	Tenure	Sq M	Sq Ft
14	To Let	348	3,746
15	For Sale	385	4,144
16	For Sale	386	4,155
17	For Sale	378	4,069
18	Sold	334	3,595

Sizes will be confirmed upon practical completion

Prices are subject to VAT

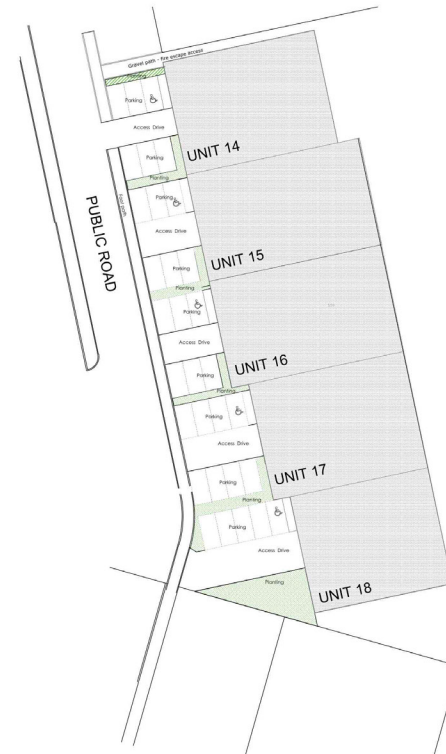
Combined areas may be available with adjacent units



Units 14-18 Oakwood Business Park



FRONT ELEVATION



Phase 3

	2B-2C BROAD STREET WHITTLESEY PE7 1HA 01753 530757 WWW.TAYLORPLANNINGANDBUILDING.CO.UK	STATUS: SITE	PROJECT: UNIT 14-18 OAKWOOD	DRAWING TITLE: LAYOUT DATE: 31-8-23 SCALE: 1:100	PROJECT NUMBER: P23091 DRAWING REFERENCE: PL07A / A0
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