

INDUSTRIAL TO LET / FOR SALE

Phase 4 Oakwood Business Park

Sawtry, Huntingdon, PE28 5XN



Key Highlights

- New units under construction
- Office/reception, toilet and kitchenette
- 3-phase power
- 6.65m eaves
- Electric loading doors
- Good allocated car parking
- Fibre broadband connection
- LED lighting throughout

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DESCRIPTION

Oakwood Business Park is a 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.

Phases 1 and 2 of the development are fully occupied. Phase 3 is already built. Phase 4 of the development is the final phase and will comprise a terrace of 6 units, a second terrace of 4 units and a central block of 6 smaller workshop units.

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.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - Units 19 - 20	2,841	264
Unit - Units 21- 24	2,691	250
Unit - Units 25 - 27, 31 - 33	1,507	140
Unit - Units 34 - 37	2,153	200

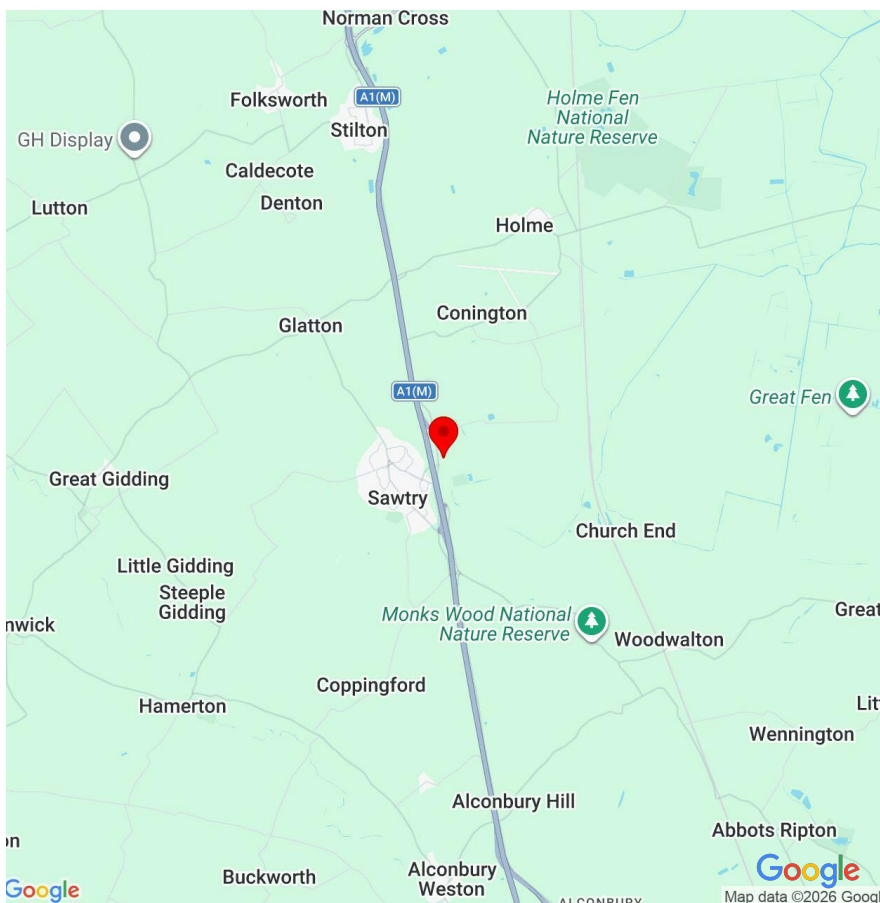
LOCATION

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).

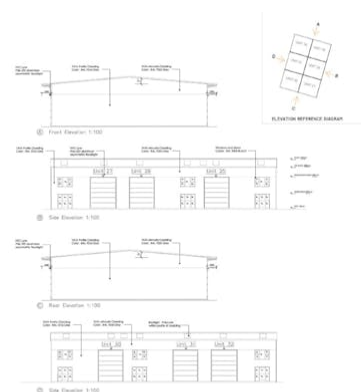
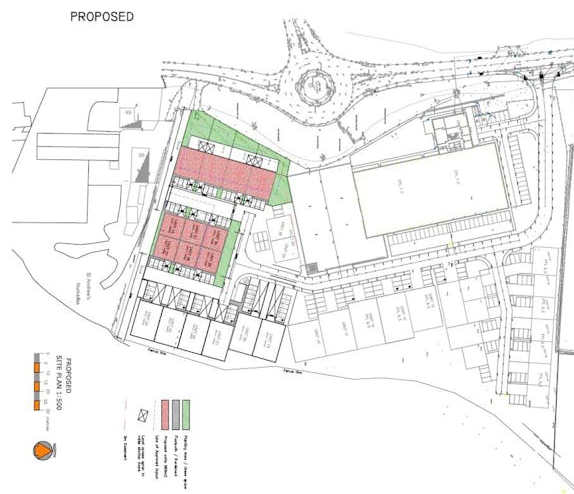


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REVISION FROM APPROVED LAYOUT
24/02279 (895M2)
PROPOSED NEW FOOTPRINT : 865M2

	(S) NEAR DELTA WHEATLAND PEZ 185	Revision:	Status: PLANNING	Product: OAKWOOD BUSINESS	Drawing Title: FLOOR PLAN & ELEVATION	Product Number: J25294
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Unit No.	Availability	Sq M	Sq Ft
19	Completion Autumn/Winter 2026	264	2,841
20	Completion Autumn/Winter 2026	264	2,841
21	Completion Autumn/Winter 2026	250	2,691
22	Completion Autumn/Winter 2026	250	2,691
23	Completion Autumn/Winter 2026	250	2,691
24	Completion Autumn/Winter 2026	250	2,691
25	Available	140	1,507
26	Available	140	1,507
27	Available	140	1,507
28	Available Now	160	1,722
29	Sold	160	1,722
31	Available	140	1,507
32	Available	140	1,507
33	Available	140	1,507
34	Available	200	2,153
35	Available	200	2,153
36	Available	200	2,153
37	Available	200	2,153

Sizes will be confirmed upon practical completion
Prices are subject to VAT
Combined areas may be available with adjacent units

REVISION FROM APPROVED LAYOUT
UNITS 25-27 1145m2
PROPOSED NEW FOOTPRINT : 800m2

	CITY OF OAKWOOD WILLOW POT HILL HIGHLAND	Revisions:	Status: PLANNING	Project: OAKWOOD BUSINESS	Drawing Title: BUILDING LAYOUT AND ELEVATION	Project Number: J25298
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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

On completion of the development, Energy Performance Certificates will be undertaken. It is anticipated that the units will have an EPC rating within band B.

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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