



Modern warehouse/industrial unit  
5,439 sq ft (505.30 sq m)

- Located in an established industrial estate in good company
- Excellent forecourt and parking
- Easy access to the A14 and A1(M)
- To be extensively refurbished

## UNIT 7, CARDINAL PARK, GODMANCHESTER, HUNTINGDON PE29 2XN TO LET

### Location

Cardinal Park is located to the south side of Huntingdon just off the A1307 in Godmanchester. The A1307 connects the world-renowned University city of Cambridge and A1(M) at Alconbury.

Junction 23 of the A14 lies approximately 1 ½ miles away and is the primary access route from the east coast ports to the West Midlands and also links with the A1(M) to the M11 and the M25 motorways. Stansted Airport is within 45 minutes' drive to the South and Huntingdon Railway Station is approximately 2 miles away with a direct connection to London St. Pancras within 1hr 5 mins.

### Amenities

Co-op is located within a 5-minute walk of the property just down from the new Roman's Edge and Whitehill Gardens housing development. There is also a Shell garage situated just offsite.

Other occupiers on the estate include; DHL, Co-op, Comtec, Smith & Nephew, Cambridge Display Technology, Cambridge Sensors and AR Packaging.

### Description

- Electronic roller shutter loading door.
- Excellent onsite car parking.
- 25m yard/forecourt.
- Suitable for Use Classes B1c and B8
- Minimum eaves height of 6m.
- Male and Female W/Cs.

### EPC

EPC target of D or above.

### Terms

The unit is available on a new direct lease on terms agreed following refurbishment. Rent upon application.



### Accommodation

The property has been measured on a gross internal are basis (GIA). All figures quoted are for guidance purposes only.

Accommodation	sq m	sq ft
Total GIA	505.30	5,439

### Additional Information

#### Services

There is a service charge payable to the landlord for the maintenance of the common areas of the estate. The Service Charge will be administered according to the RICS service charge code (as amended).

#### Business Rates

The current Rateable Value for the property is estimated at £35,250. From the year commencing 1<sup>st</sup> April 2022, rates payable are normally charged at 51.2p in the pound.

#### Legal Costs

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

#### Postcode

PE29 2XN

#### Enquiries

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