

LARGE POWER SUPPLY AVAILABLE



THE WAY, FOWLMERE, CAMBRIDGE, SG8 7QS

TO LET | INDUSTRIAL UNITS: 4,746 – 74,404 SQ FT (441 – 6,912 SQ M)



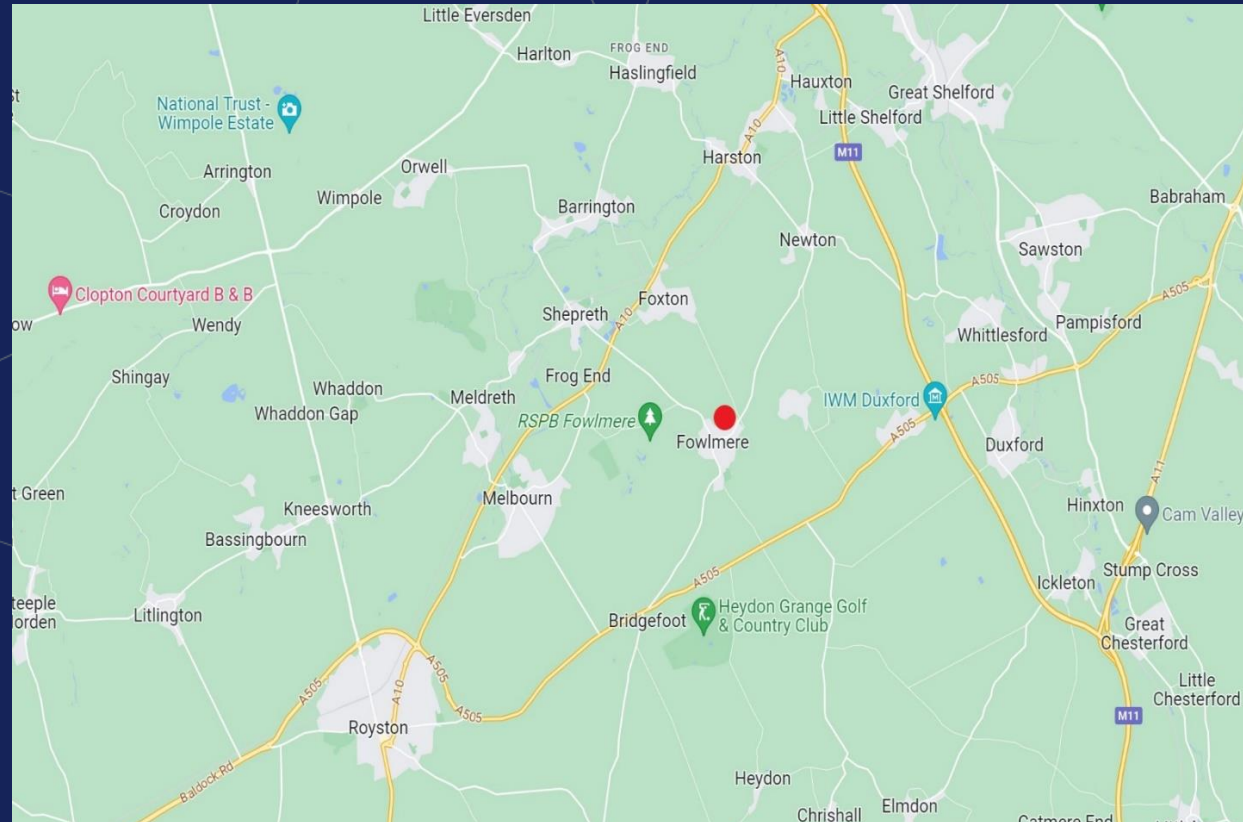
LOCATION

The property is located in the popular south Cambridgeshire village of Fowlmere, which lies approximately 7.5 miles south of Cambridge and 6 miles north-east of Royston.

It is situated at the end of The Way, off the High Street, to the north-eastern fringe of the village.

The property is in close proximity to both the A10 and A505 which provides fast access to both the M11 (J10) 4.5 miles to the east and the A1 (J9) 17 miles to the south-west.

The location is very well-served with rail services, with stations at Foxton, Shepreth, Royston and Whittlesford Parkway all within easy reach. These provide regular services to London Kings Cross, Liverpool Street and St Pancras International.



SUMMARY



Description

The site comprises four light industrial warehouse units of various sizes constructed with steel portal frames and a mixture of half height brick & blockwork and profile sheet metal clad elevations.

Specification includes:

- Eaves heights of between 4.5m – 8m
- Surface level loading doors
- Translucent roof panels
- Gantry cranes in two units
- Good-quality offices
- Separate car parking
- Significant power capacity – up to 2.5 MVA

Additionally, there is a detached office building (Unit 5) and further area of potential open storage land available measuring approximately 1 acre.

Terms

Each unit is available to let separately or they can be combined. Leases are directly with the landlord on terms to be agreed.

Quoting rents available on application.

Additional information

Business Rates

Business rates are to be confirmed. Please speak to the Agents for further details.

Services

Mains drainage, water and electricity are believed to be available to the Property. Interested parties are however advised to make their own enquiries to the relevant service providers.

Legal costs

All parties to bear their own legal costs.

Value added tax

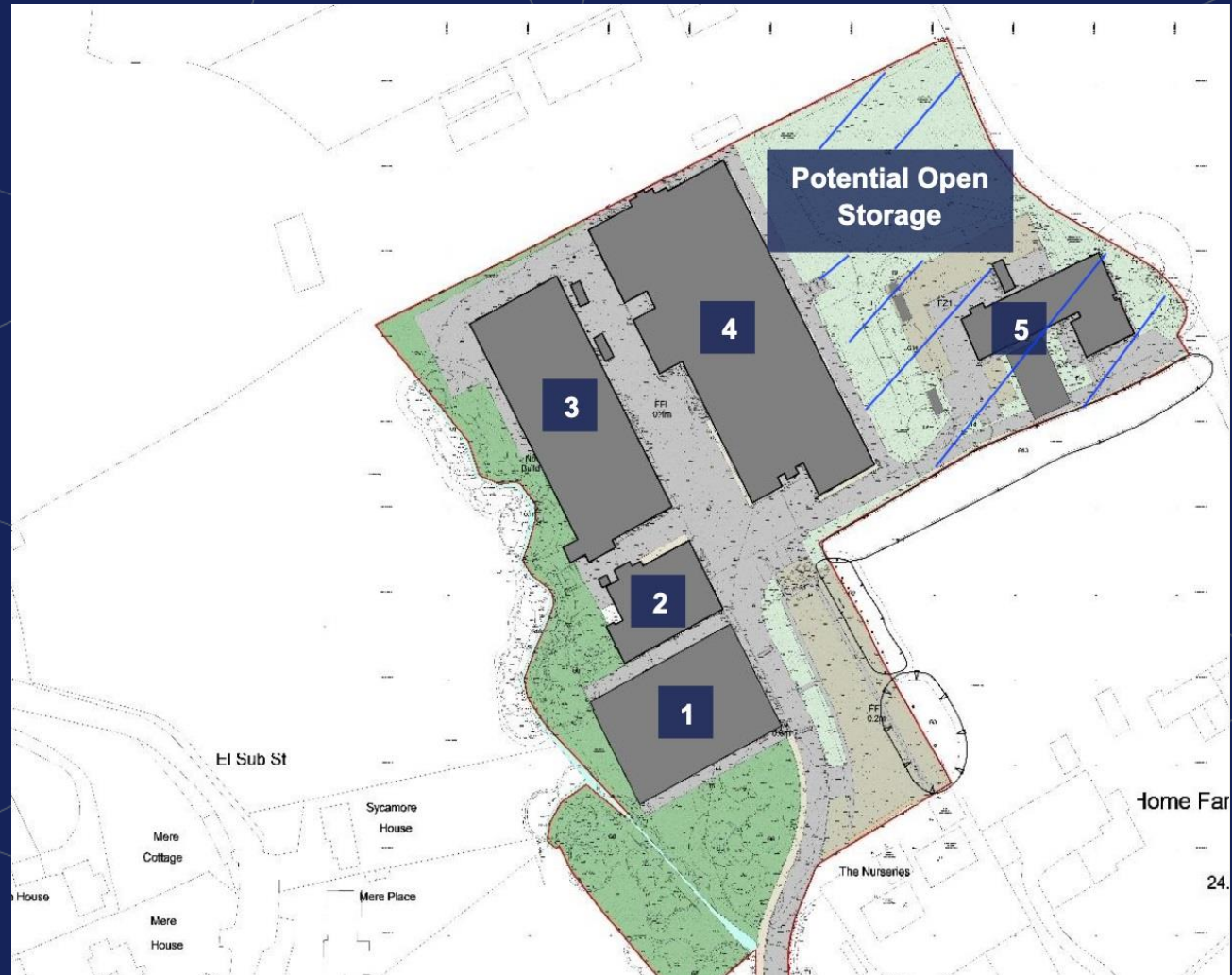
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

ACCOMMODATION

Description	Sq ft	Sq m
Unit 1		
Ground floor warehouse	10,167	944.5
First floor offices	848	78.78
TOTAL	11,015	1,023.3
Unit 2		
Ground floor warehouse	4,746	441
Total	4,746	441
Unit 3		
Ground floor warehouse	13,423	1,247
First floor offices	7,091	658.7
TOTAL	20,514	1905.8
Additional covered storage	2,362	219
Unit 4		
Ground floor warehouse	26,425	2,269
First floor offices	1,308	121.5
Mezzanine storage	3,898	362.12
TOTAL	31,630	2,938
Unit 5		
Ground floor office	5,314	494
First floor office	1,186	110
Total	6,500	604
Office / Potential Open storage Land	c. 1 acre	



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March 2025