

**INDUSTRIAL TO LET**

# Units 2 & 3 Cardinal Park

Huntingdon, PE29 2XN



## Key Highlights

- 9.4m clear internal height
- 6 electric roller shutter doors
- Easy access to the A1307 and in turn the A1(M) & A14
- Ample on-site parking
- Self contained yard
- Nearby occupiers include DHL and Co-Op (distribution)
- EPC- C

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

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## DESCRIPTION

The unit is of steel portal frame construction with a 9.4 metre internal clear height. There are 6 electrically operated loading doors and a self contained loading yard. There are two office pods within the unit.

## ACCOMMODATION

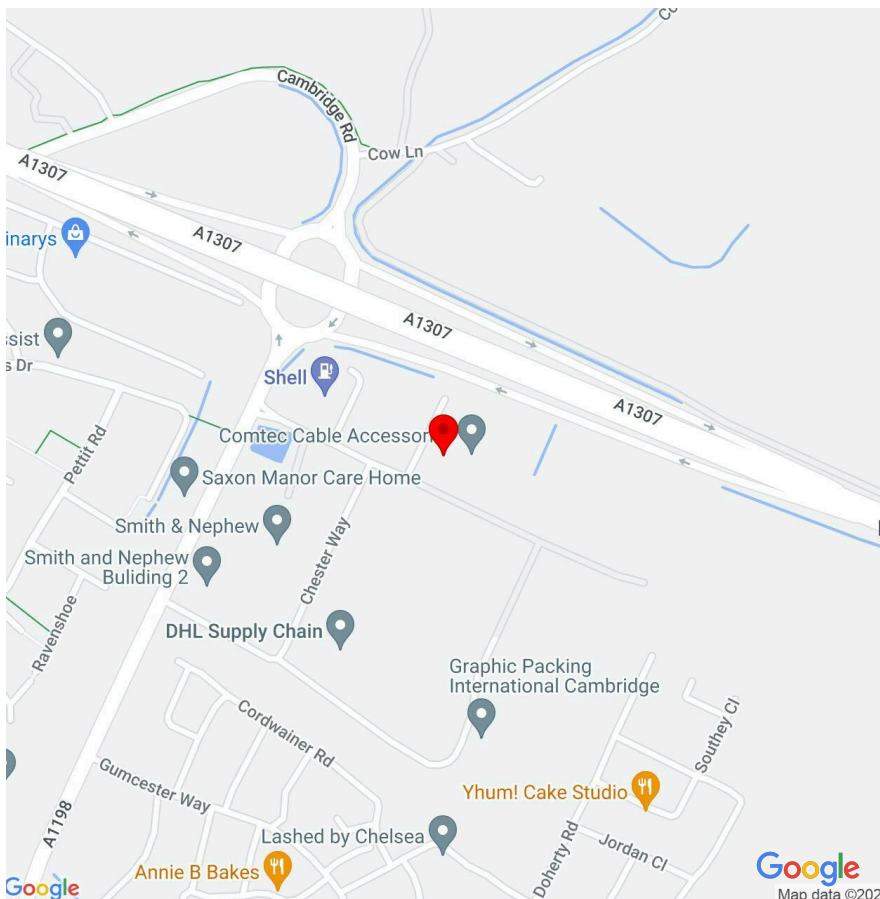
The accommodation comprises the following areas:

| FLOOR AREA         | SQ FT         | SQ M         |
|--------------------|---------------|--------------|
| Ground - Warehouse | 50,756        | 4,715        |
| Ground - Office    | 5,420         | 504          |
| Unit - Office      | 2,932         | 272          |
| <b>TOTAL</b>       | <b>59,108</b> | <b>5,491</b> |

## LOCATION

Godmanchester is located just outside the expanding town of Huntingdon which has an approximate population of 25,000 and is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London. The A14 by-passes the town and provides excellent links to M11, A1, M1 & M6. There is a main line railway station in Huntingdon with a regular service to Kings Cross.

J23 of the A14 is approximately 1.5 miles away and provides excellent access to the east coast ports and the A1(M), M11 and M25. Stansted is within 45 minutes drive and Huntingdon railway station is approximately 2 miles away with services to London St Pancras taking about 1 hour. Nearby occupiers include DHL, Co-Op (distribution), Smith & Nephew, Cambridge Display Technology, Cambridge Sensors and AR Packaging. There is also a Co-Op convenience store within 5 minute walk and a Shell fuel station close to the Park.

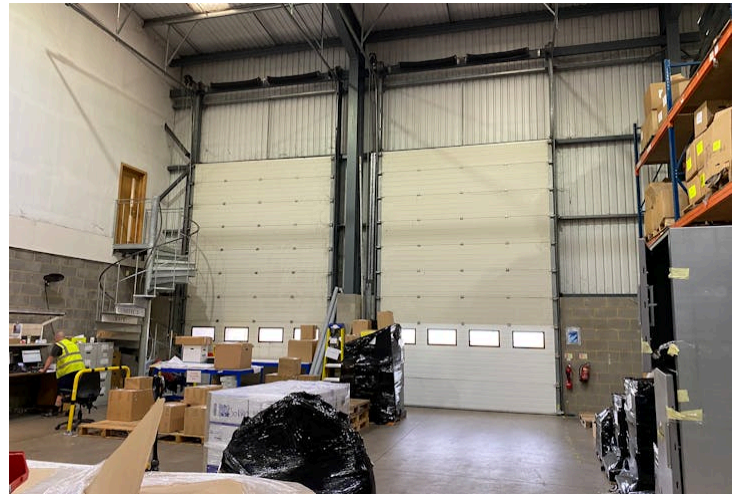
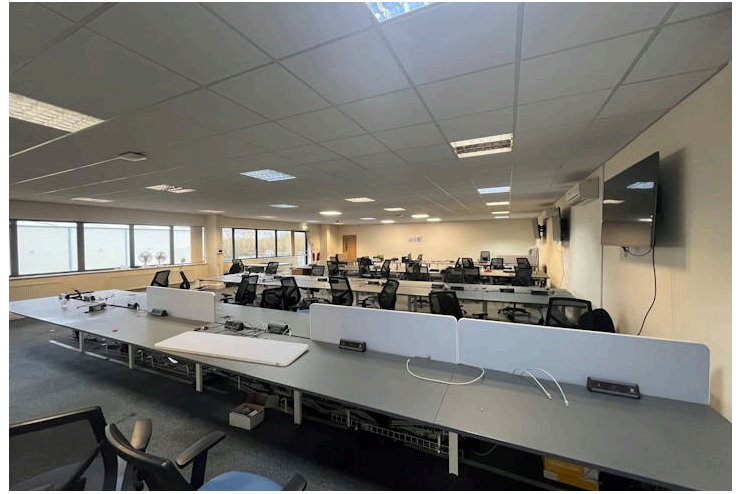


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## VIEWINGS

Strictly by appointment with the sole agents.

## TERMS

The property is available to rent on a sub-lease until 31st August 2026 at a passing rent of £398,587 per annum plus VAT. A new lease may be considered.

## SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

## BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £350,000.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

## EPC

The property currently has an EPC assessment of C - the certificate is attached.

## ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

## PLANS

Floor plans available upon request.

## CONTACTS

For further information please contact:

### William Rose BSc MRICS

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+44 (0) 7870 999 566  
+44 (0) 1733 201 391

### Edward Gee BSc (Hons) MRICS

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# Energy performance certificate (EPC)

|  |   |  |
|--|---|--|
| Unit 2 Cardinal West<br>Cardinal Park, Cardinal Way<br>Godmanchester<br>HUNTINGDON<br>PE29 2XN | Energy rating<br><br><h2 style="text-align: center;">C</h2> | Valid until: <b>21 April 2032</b><br><hr/> Certificate number: <b>2219-0678-9123-9238-3168</b> |
|--|---|--|

|                  |   |
|------------------|---|
| Property type    | B2 to B7 General Industrial and Special Industrial Groups |
| Total floor area | 1,647 square metres                                       |

## Rules on letting this property

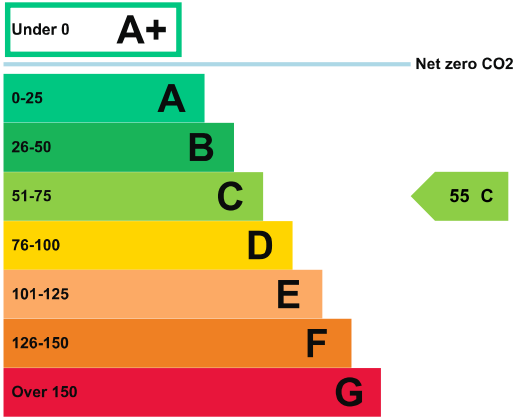
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.







# Energy performance certificate (EPC)

|  |   |  |
|--|---|--|
| Unit 3 Cardinal West<br>Cardinal Park, Cardinal Way<br>Godmanchester<br>HUNTINGDON<br>PE29 2XN | Energy rating<br><br><h2 style="text-align: center;">C</h2> | Valid until: <b>21 April 2032</b><br><hr/> Certificate number: <b>4296-3915-6982-9243-4836</b> |
|--|---|--|

|                  |   |
|------------------|---|
| Property type    | B2 to B7 General Industrial and Special Industrial Groups |
| Total floor area | 3,596 square metres                                       |

## Rules on letting this property

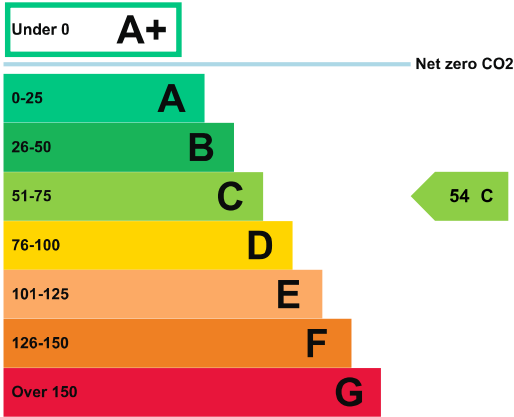
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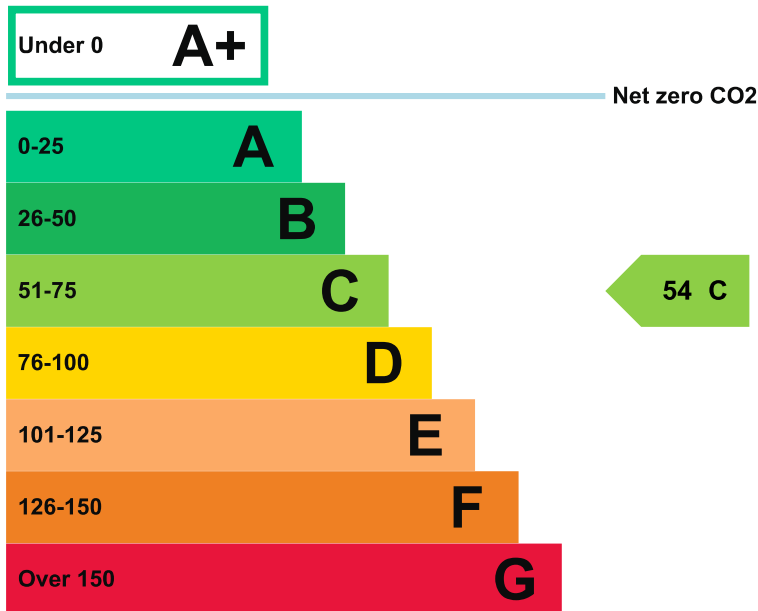
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.



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The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

66 C

## Breakdown of this property's energy performance

|   |                  |
|---|------------------|
| Main heating fuel   | Natural Gas      |
| Building environment  | Air Conditioning |
| Assessment level  | 3                |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 32.39            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 191              |

▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7196-5474-3511-2335-9671\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |                 |
|-----------------|-----------------|
| Assessor's name | Mr Steven Bloom |
|-----------------|-----------------|

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |                          |
|----------------------|--------------------------|
| Accreditation scheme | Stroma Certification Ltd |
|----------------------|--------------------------|

|               |            |
|---------------|------------|
| Assessor's ID | STRO003072 |
|---------------|------------|

|           |               |
|-----------|---------------|
| Telephone | 0330 124 9660 |
|-----------|---------------|

|       |  |
|-------|--|
| Email | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |
|-------|--|

### About this assessment

|          |                           |
|----------|---------------------------|
| Employer | ARC Energy Assessment Ltd |
|----------|---------------------------|

|                  |                                       |
|------------------|---------------------------------------|
| Employer address | 46 Wickets Way, Ilford, Essex IG6 3DF |
|------------------|---------------------------------------|

|                        |   |
|------------------------|---|
| Assessor's declaration | The assessor is not related to the owner of the property. |
|------------------------|---|

|                    |               |
|--------------------|---------------|
| Date of assessment | 24 March 2022 |
|--------------------|---------------|

**Date of certificate**

22 April 2022

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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