

TO LET - INDUSTRIAL

32-33 ROMAN WAY INDUSTRIAL ESTATE

Godmanchester, Huntingdon, PE29 2LN



Key Highlights

- 3,532 to 7,067 sq ft
- Parking to the front and rear in self contained gated yard area
- Popular industrial estate
- Trade counter/industrial units
- Easy access to A1307 (old A14)
- Suitable for a range of uses - subject to planning

SAVILLS Peterborough
Stuart House
Peterborough PE1 5DD
01733 344414
savills.co.uk



Description

The units are of steel frame construction with brick elevations at ground level and profile sheet cladding above. The units have concrete floors, fluorescent strip lighting, WC and kitchen facilities, roller shutter doors and an eaves height of approx. 5.5m.

Externally there is parking to the front and rear within gated yards. The estate is managed and situated within a secure gated perimeter.

Location

Roman Way Industrial Estate is located in an established commercial area of Godmanchester. The immediate surrounding area provides a mix of uses. Chord Business Park, a modern office park featuring Cambridge Constabulary, is immediately south of the site. Cardinal Business Park is to the north-east of the site and includes DHL, Firstan and Co-Op distribution warehouses.

Occupiers on Roman Way Industrial Estate include Fire & Safety Solutions, Huntingdon Performance Tyres and Dignity Funerals.

Viewings

Strictly by appointment with the sole agents.

Terms

The units are available to let on a new lease on terms to be agreed.

Business Rates

Unit 32-33 - WEF 01 04 26 the units have a rateable value of £57,000

EPC

The units have an EPC rating of D.

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.

VAT

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

Service Charge

A service charge is payable towards maintenance of external common areas on the estate.

Contact

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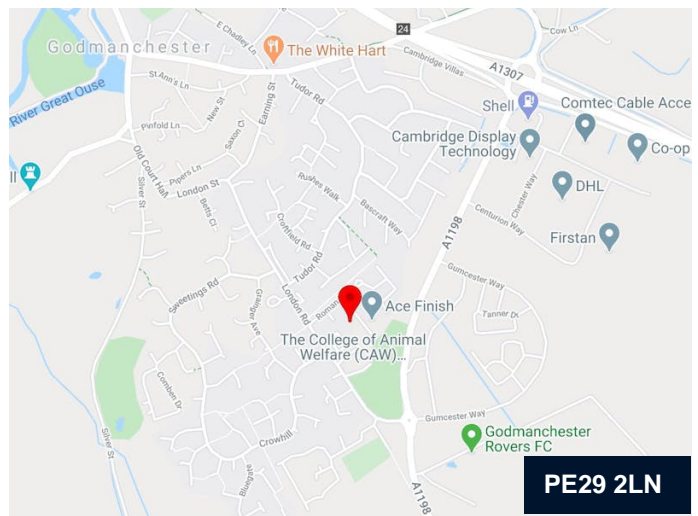
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Energy performance certificate (EPC)

Unit 32-33 Roman Way Godmanchester HUNTINGDON PE29 2LN	Energy rating	Valid until: 20 March 2032
	D	Certificate number: 0347-6180-5679-5309-2732

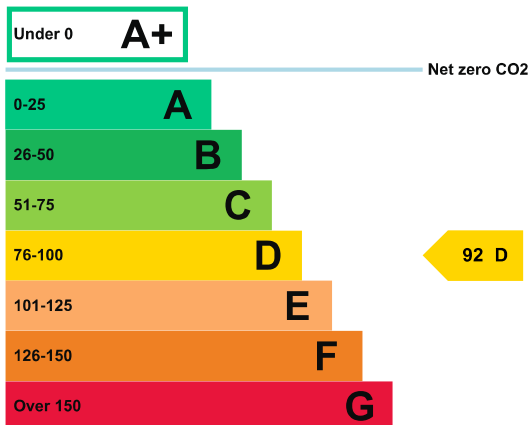
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	732 square metres

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 D.



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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 B

If typical of the existing stock

96 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	85.78
Primary energy use (kWh/m ² per year)	503

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3710-4087-7771-8613-3558\)](#).

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	Joe Davies
Telephone	07977 513353
Email	joe.davies@meessolutions.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206152
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	MEES Solutions Limited
Employer address	85 Great Portland Street, First Floor, London, W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 December 2021
Date of certificate	21 March 2022