



Workshop/Warehouse with extensive yard Size 20,181 sq ft (1,874.70 sq m)

- Total site area of 2 acres
- Fully fenced and gated boundary
- Established Commercial Location
- Excellent Transport Links to A14 and A1

Workshop/Warehouse Unit - To Let

Size 20,181 sq ft (1,874.70 sq m)

Location

Huntingdon is a market town located approximately 20 miles North West of Cambridge, 18 miles South of Peterborough and approximately 2 miles to the A14 with its interchange with the A1(M). The A14 is a primary East-West route in the South-East of England connecting the major road network (M1 and M6) to the East coast ports.

Glebe Road is accessed from St. Peter's Road which is an established commercial area which has attracted the trade cluster to this location, due to the ease of access to the A14 and A141.

Description

The property comprises a former production facility with extensive areas of external storage. Supplemental to the main workshop are refurbished offices, WCs and staff welfare facilities. The workshop is of a portal frame construction with profile cladding to elevation with the following key features:

- Multiple level access loading doors
- LED Lighting
- 3 Phase power supply
- Large secure concrete surfaced yard
- Dedicated parking area
- Fenced and powered gate forming boundary

Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Warehouse:	17,446	1,620.70
Additional Storage	1,336	124.10
Office/Ancillary	1,399	129.90
TOTAL	20,181	1,874.70



Business Rates

The property is assessed as “workshop & premises” with a 2017 Rateable Value of £118,000.

EPC Rating

E – 107 (dated February 2011)

Terms & Rent

The premises are available TO LET by way of assignment of the existing lease or by way of a sub-lease expiring up to 29th April 2028. The current lease and any future lease are drawn up on full repairing and insuring lease on terms. The passing rent is £81,000 per annum exclusive, subject to review in 2023.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

All enquiries and viewings via the sole agents.

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