

01480 213811 | anne.mcglinchey@brown-co.com



## **FOR SALE**

3 Forge Close, Eaton Socon, St Neots, Cambs, PE19 8TP

**PRICE: Offers in Excess of £650,000**

- Modern Warehouse/Industrial Unit in Popular Industrial Location
- Gross Internal Area – 467.18 sq m (5,028 sq ft) Plus Mezzanine – 279.45 sq m (3,008 sq ft)
- Gas Space Heating to Warehouse and Central Heating to Offices
- Located in Popular Area of St Neots
- Excellent Levels of Car Parking and Yard Area
- Excellent Access to the A428, A1 and M1
- Eaves Height – 5.1m (16 ft)



## Location

St Neots is a rapidly expanding town located on the banks of the River Great Ouse with a population of well over 30,000 residents. Adjoining and nearby settlements such as Little Paxton, increase the population figure to c. 40,000. The retail catchment is estimated to be in excess of 80,000. St Neots has the fastest rate of population growth within the County.

Benefiting from its rail links to London Kings Cross (typical journey time of 45-55 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford M1 - Milton Keynes route. The opening of the A14 and A428 dual carriageways have significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face, Marks & Spencer Simply Food and Waterstones. There are also a range of interesting smaller retailers.

## The Property

The property is constructed of steel portal frame under insulated/PVC coated metal cladding with natural roof lighting. External walls are part cavity brick/blockwork and lined insulated cladding above.

Internally, the property benefits from a reception area, ground floor offices with central heating, good natural light, WC's and kitchenette area.

Externally, there is a yard area with a good level of car parking.

The unit also benefits from a mezzanine totalling 279.45 sq m (3,008 sq ft).

The unit has a good specification including lighting, roller shutter door access and a minimum eaves height of 5.1m (16 ft) approximately.

Externally, there is an extensive yard area with a good level of car parking.

## Accommodation

The property was measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following gross internal areas –

Warehouse	432.81 sq m	(4,658 sq ft)
Reception/Offices	34.37 sq m	(370 sq ft)
Gross Internal Areas	467.18 sq m	(5,028 sq ft)
Mezzanine	279.45 sq m	(3,008 sq ft)
<b>TOTAL</b>	<b>746.57 sq m</b>	<b>(8,036 sqft)</b>

## Planning

The property is understood to benefit from planning permission for Classes E, B2 and B8 uses of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

## Services

Mains water, gas, single and 3 phase electricity and telecom services are available and connected to the premises. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

## Tenure

The property is available for sale freehold with vacant possession.

## Price

In Excess of £650,000.

## VAT

VAT is payable at the prevailing rate where applicable.

## Rates

2023 Rateable Value: £38,750  
2023/2024 Rate Poundage 49.9 p/£  
(Note: Transitional Relief/Charge may apply)

## Viewing

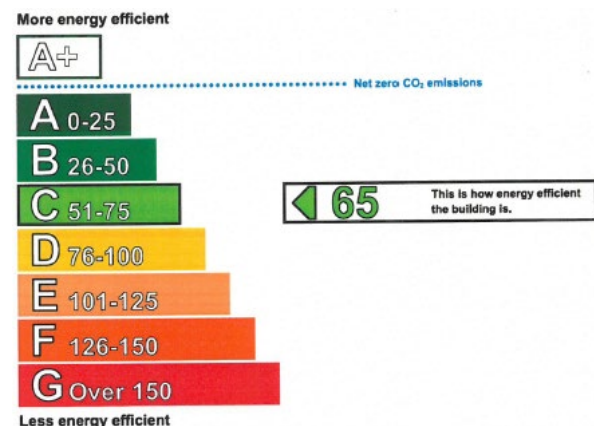
Strictly by appointment through the agents:

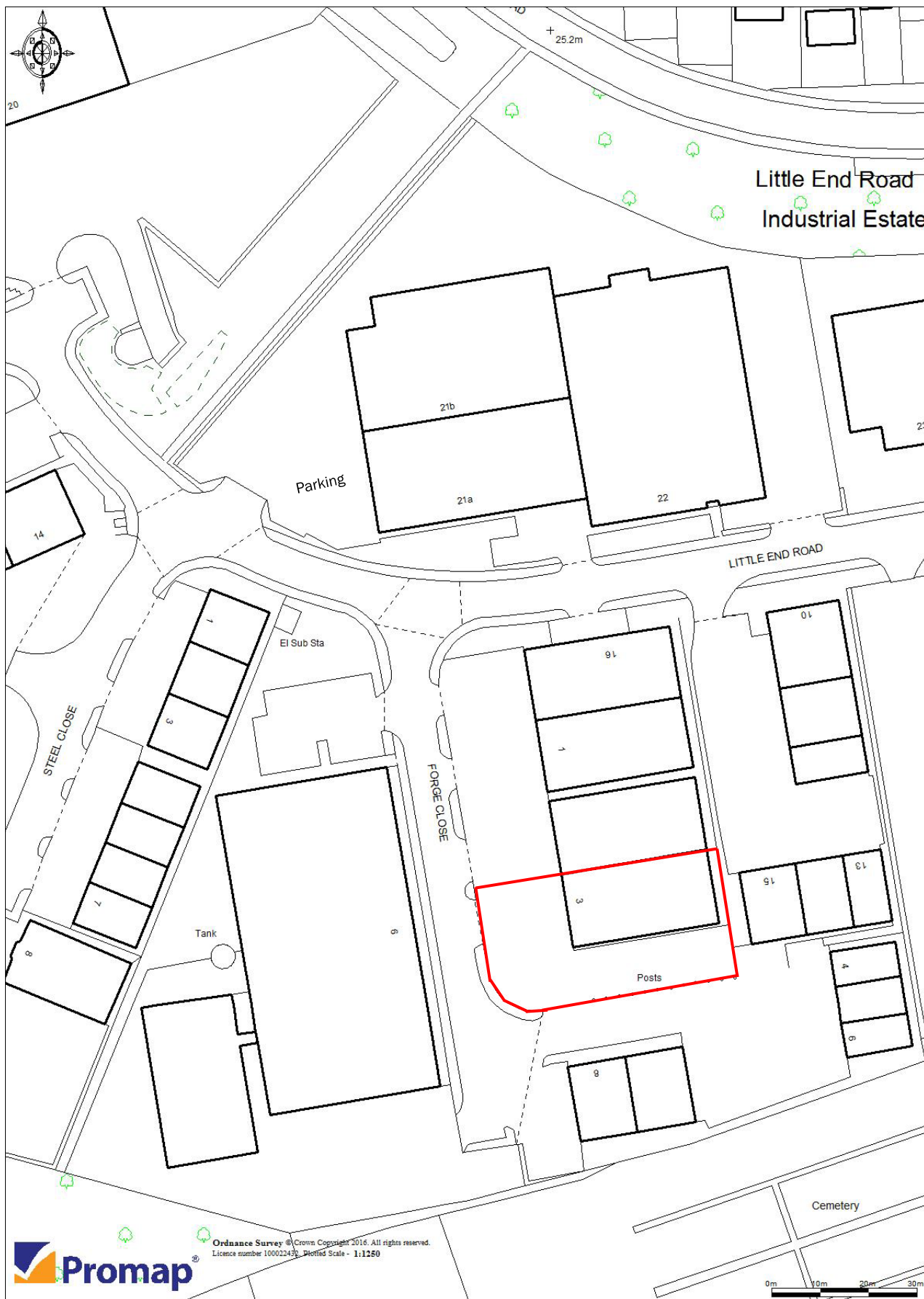
The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

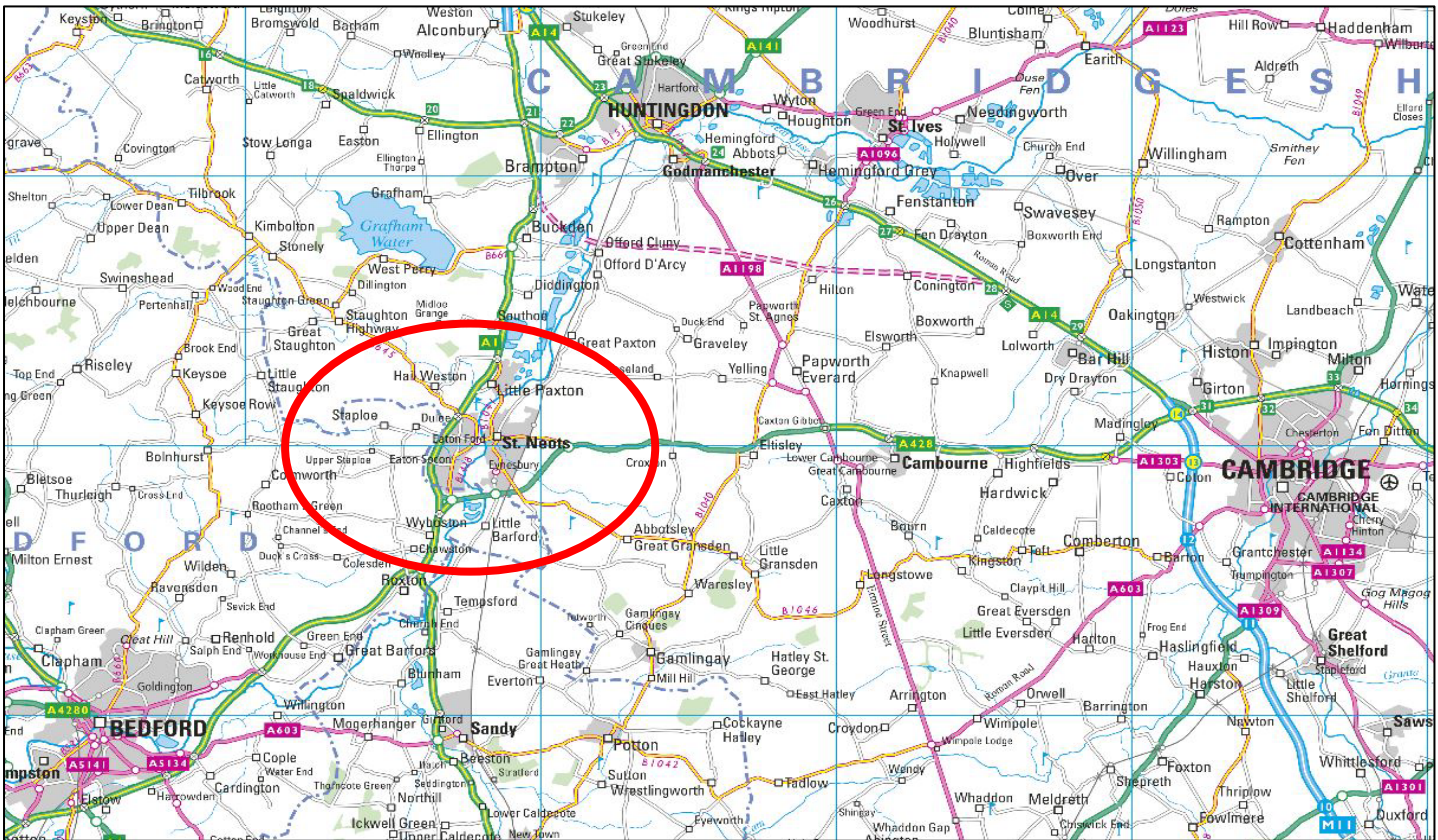
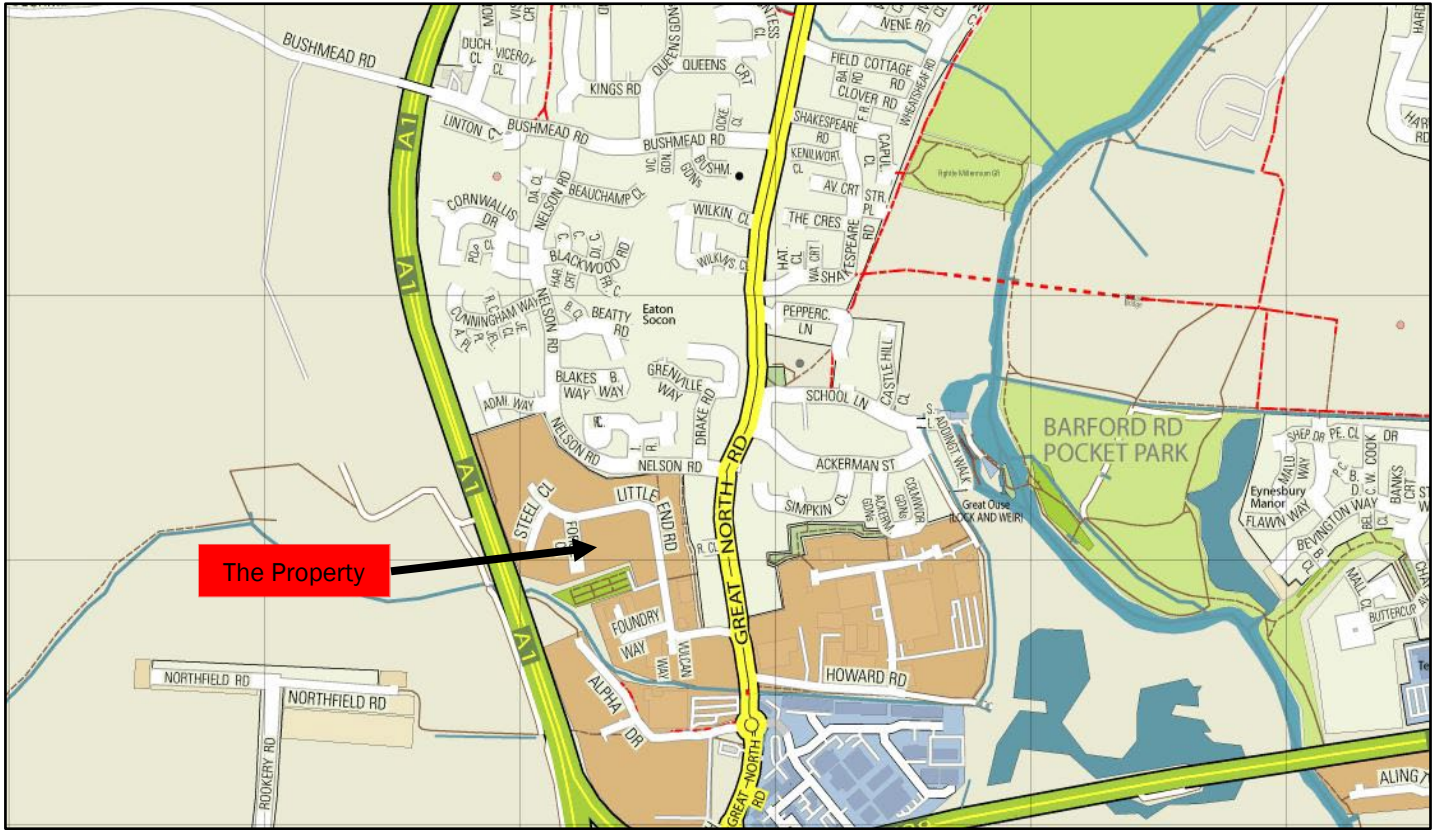
Phil Cottingham Tel: 01480 213811  
Email: phil.cottingham@brown-co.com

Anne McGlinchey Tel: 01480 479072  
Email: anne.mcglinchey@brown-co.com

## EPC Rating







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