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TO LET

21a Little End Road, Eaton Socon, St Neots, Cambs, PE19 8JH

GUIDE RENT: £75,000 Per Annum

- Modern Warehouse/Industrial Unit in Popular Industrial Location
- Gross Internal Areas - Warehousing/Office – 860.1 sq m (9,258 sq ft); Mezzanine- 46.4 sq m (499 sq ft)
- Located in Popular Area of St Neots
- Good Level of Car Parking and Generous Yard Area
- Excellent Access to the A428, A1 and M1
- Eaves Height – 4.87m (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 comprises of a modern warehouse unit of steel portal frame construction fronting Little End Road and located 2.3 miles from St Neots town centre and 12.4 miles from Huntingdon approximately.

The unit also benefits from a mezzanine totalling 43 sq m (459 sq ft) and currently utilised as office space, staff room and storage.

The unit has a good specification including lighting, roller shutter door access and a minimum eaves height of 4.87m (16 ft).

The property benefits from a kitchen, male/female and disabled facilities.

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

Accommodation

Warehouse	815.9 sq m	(8,782 sq ft)
Office	44.2 sq m	(476 sq ft)
Total Gross Internal Areas	860.1 sq m	(9,258 sq ft)
Mezzanine (inc Office; Staff Room and Storage)	46.4 sq m	(499 sq ft)

Planning

The property is understood to benefit from planning permission for Classes E 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.

Terms

The property is offered on a new full repairing and insuring lease on terms to be agreed.

Rent

Guide Rent: £75,000 per annum exclusive and payable quarterly in advance by Bankers' Standing Order.

VAT

VAT is payable on the rent.

Rates

2023 Rateable Value: £53,500
2023/2024 Rate Poundage 51.2 p/£
(Note: Transitional Relief/Charge may apply)

Viewing

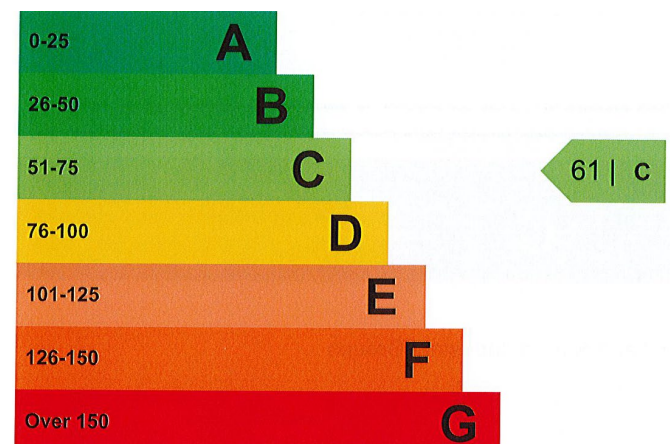
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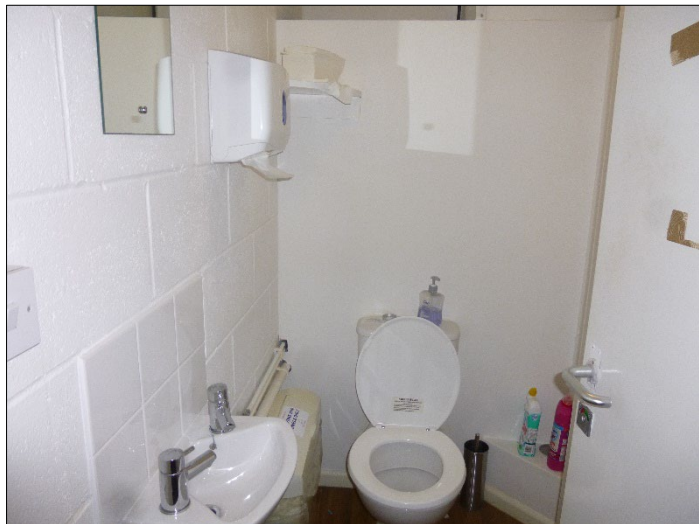
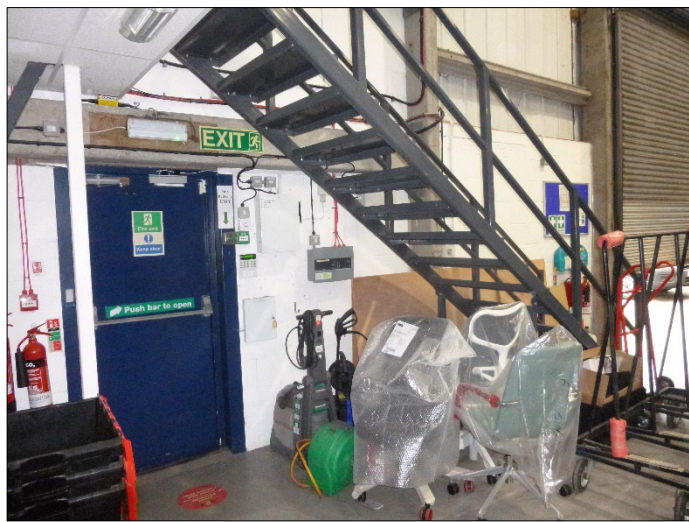
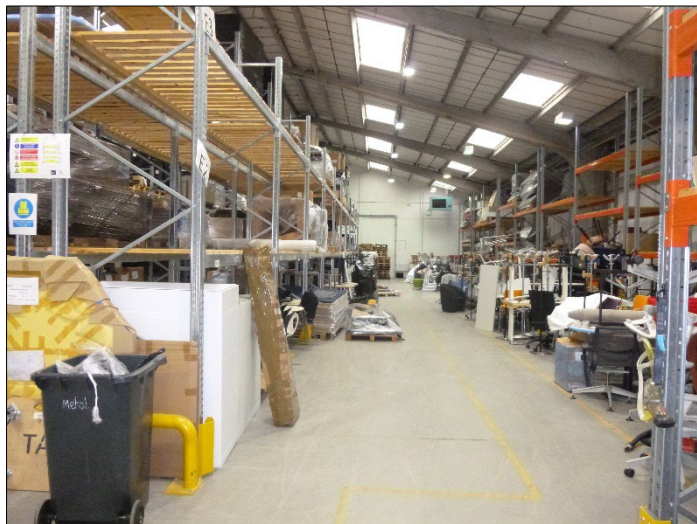
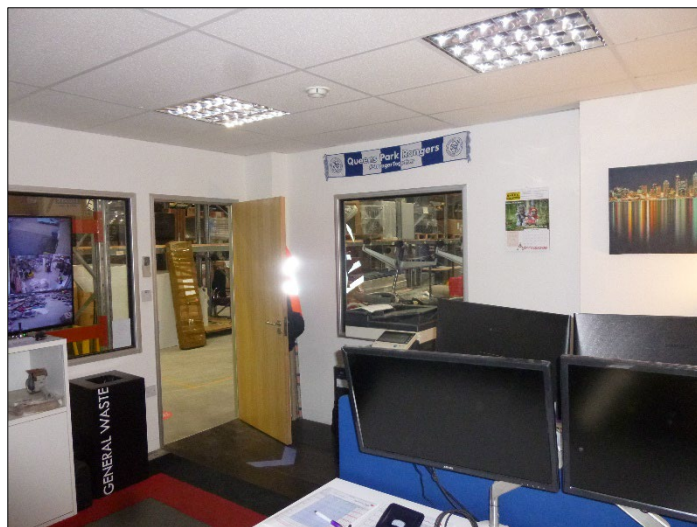
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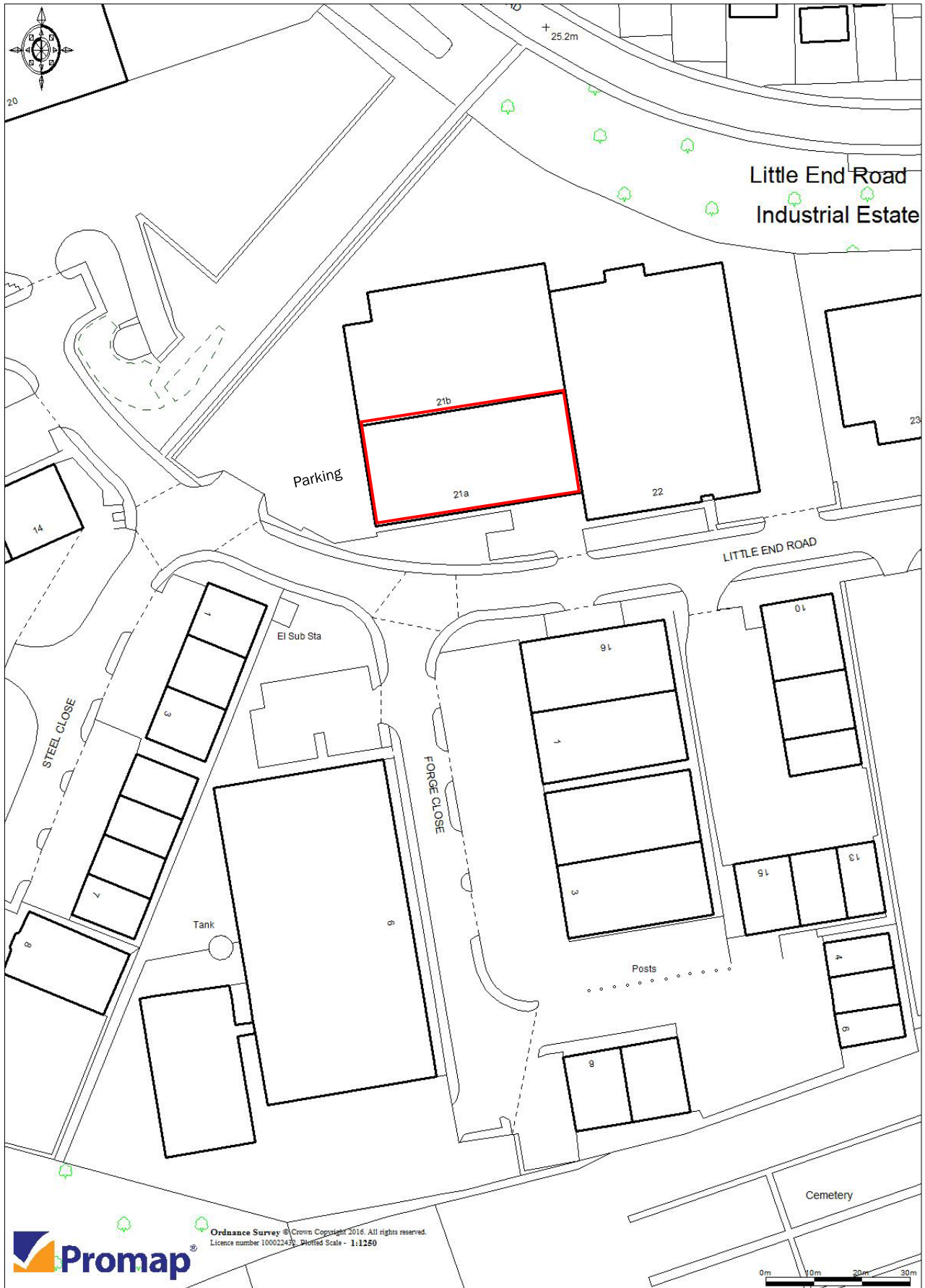
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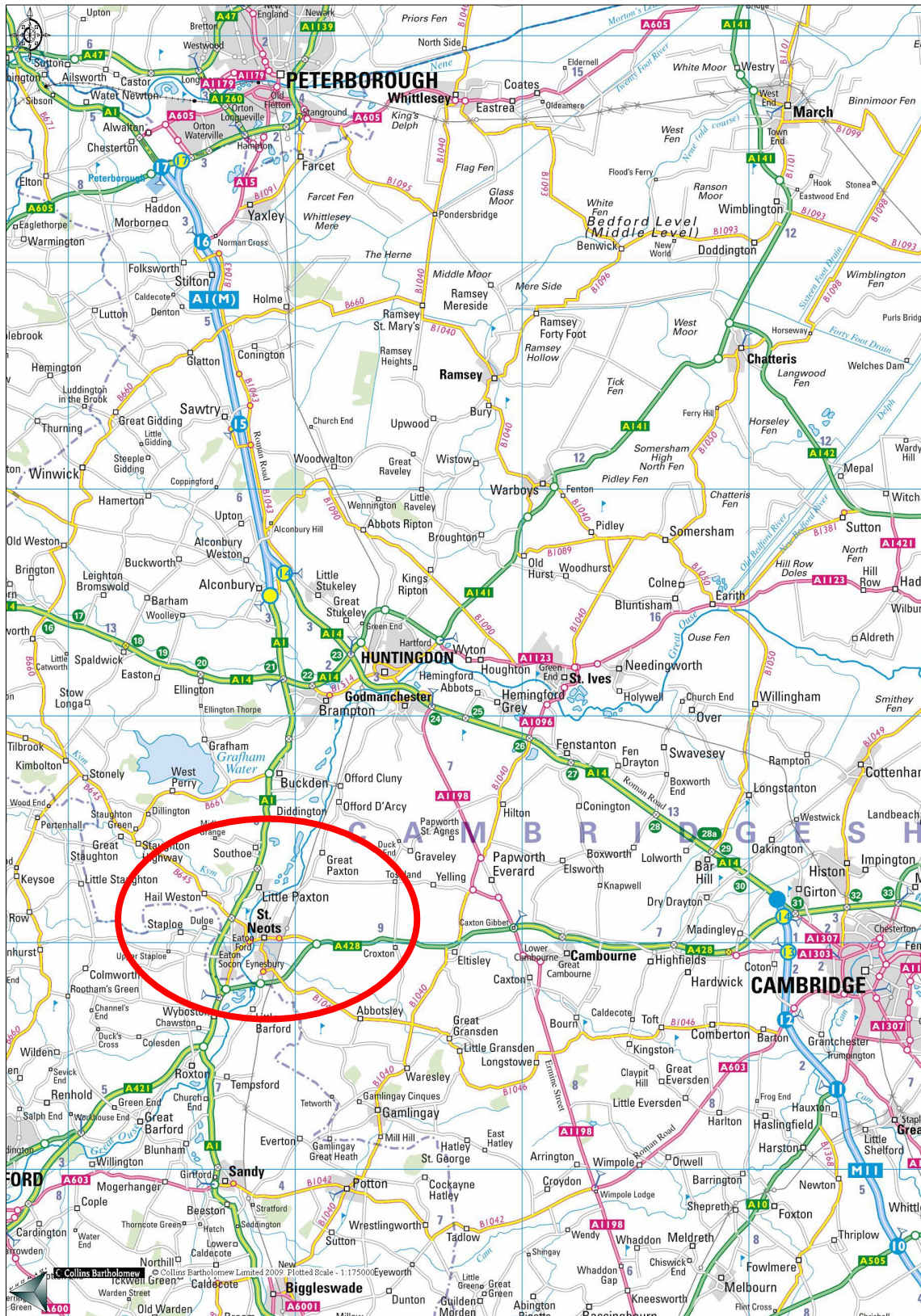
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EPC Rating









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