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## **TO LET**

13 Cromwell Road, Eynesbury, St Neots, PE19 2EU

**Guide Rent (Warehouse): £32,000 Per Annum**

**Guide Rent (Shed): £10,000 Per Annum**

- Located in Popular Area of St Neots with Prominent Frontage
- Warehouse: 409 sq m (4,400 sq ft); Shed: 128 sq m (1,378 sq ft) approx.
- Total Floor Area – 537 sq m (5,778 sq ft)
- Car Parking
- Good Transport Links to A1 and A428
- Immediately Available

## 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 two interconnecting warehouse units, one constructed with block work walls: portal frame with concrete floor, with the other constructed with a combination of sheet steel, wood cladding and reinforced steel beams. Both properties benefit from their own access via either roller shutter or double doors (Warehouse: 2.98m; Shed: 3.048m).

The accommodation currently does not contain kitchen or WC facilities.

There are 6 car parking spaces adjacent to the subject properties.

## Accommodation

Warehouse	409 sq m	4,400 sq ft
Shed	<u>128 sq m</u>	<u>1,378 sq ft</u>
<b>Total Floor Area</b>	<b>537 sq m</b>	<b>5,778 sq ft</b>

## Planning

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

## Services

Mains electricity is connected to the premises. Water can be provided to the property.

Interested parties are advised to make their own enquiries of the relevant utility companies.

## Terms

The properties are available on new full repairing and insuring leases on terms to be agreed.

## Rent

### Guide Rents:

**Warehouse - £32,000 per annum exclusive**  
**Shed - £10,000 per annum exclusive**

Payable quarterly in advance by Bankers' Standing Order.

## VAT

VAT is payable on the transaction.

## Rates

2023 Rateable Value: Please contact agents for approx. rates payable for both the Warehouse and Shed.  
2024/2025 Rate Poundage 49.9p/£  
(Note: Transitional Relief/Charge may apply)

## Viewing

Strictly by appointment through the sole agents:

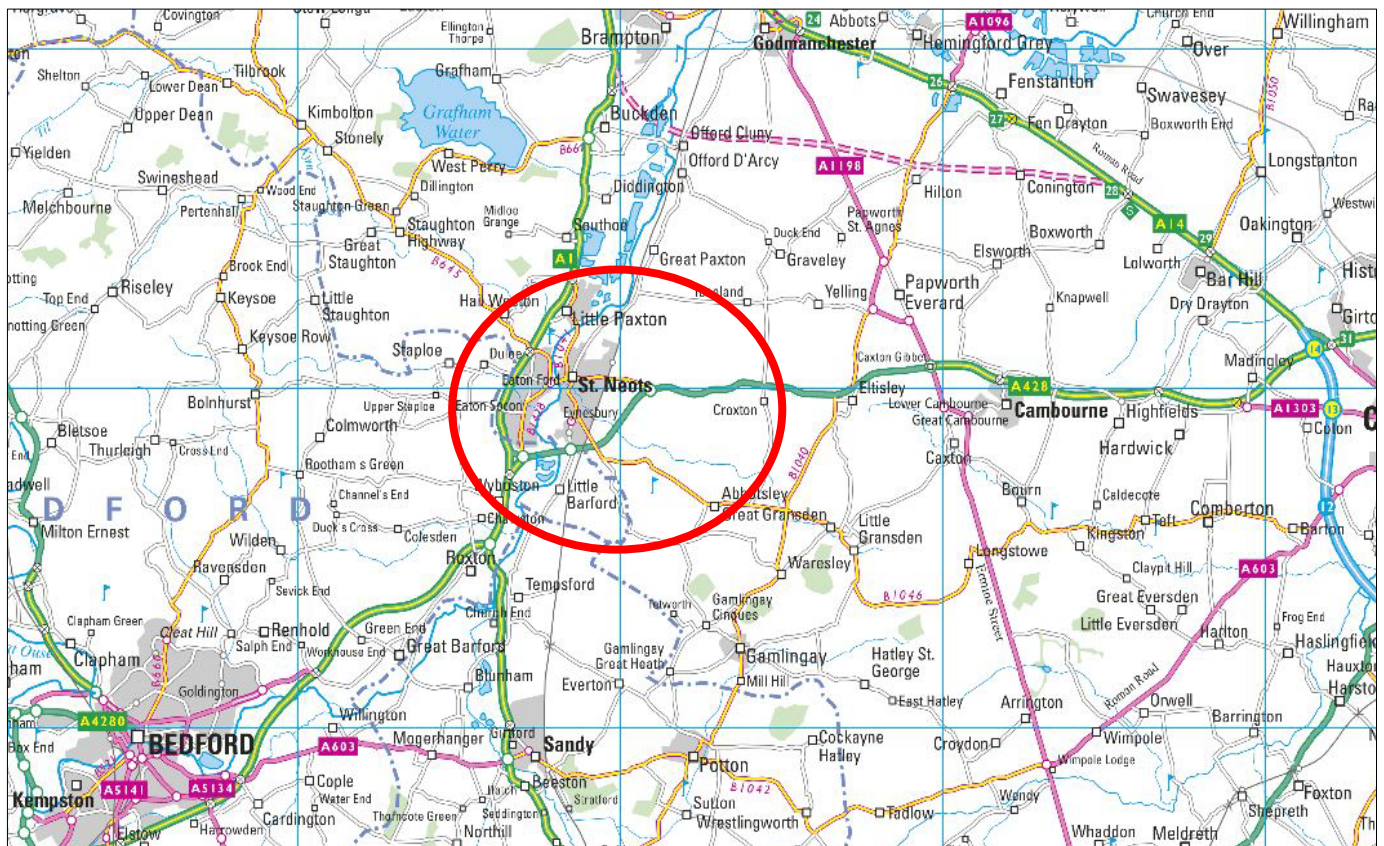
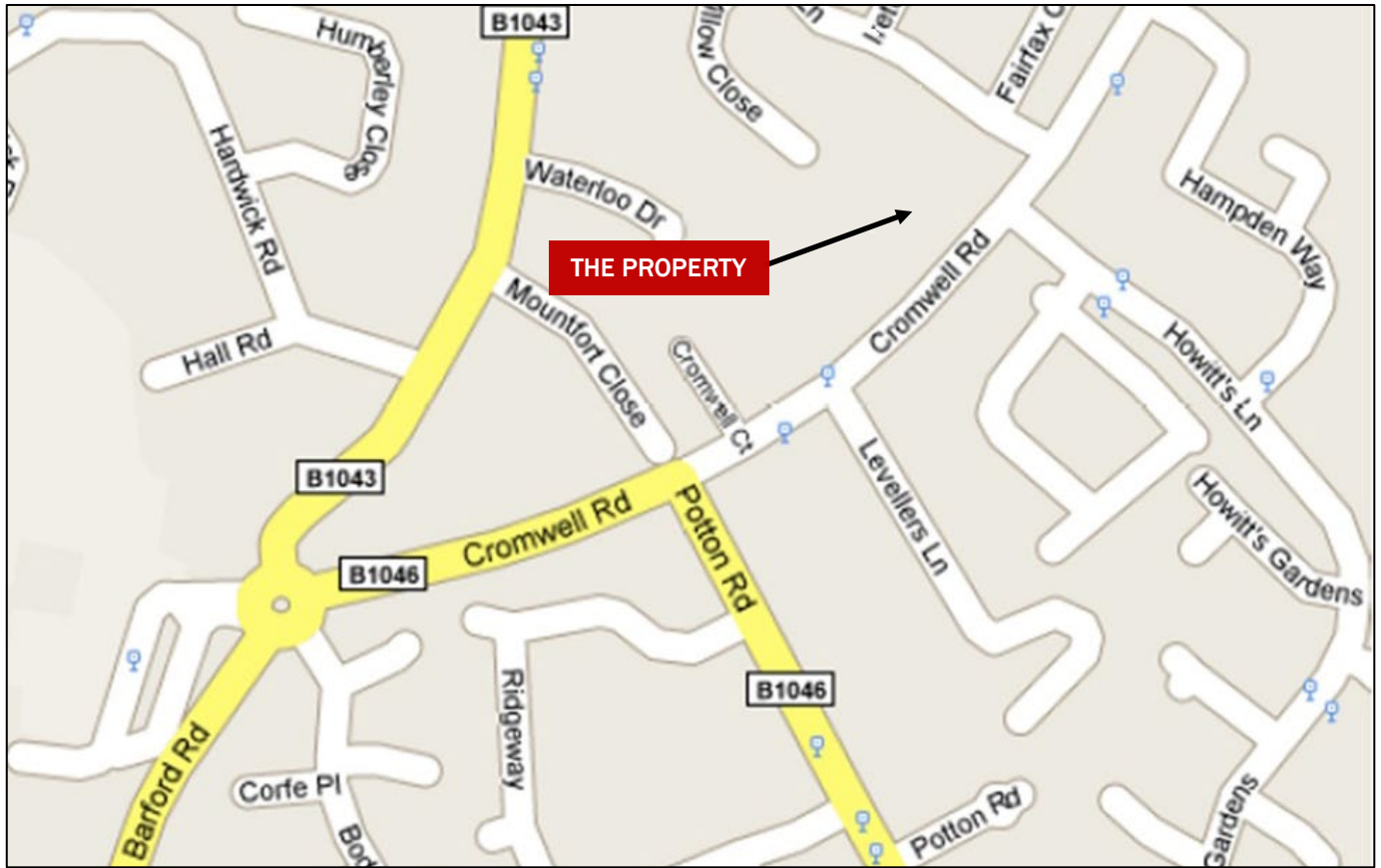
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## EPC Rating

The property has an EPC rating of D, a copy of which is available on request.





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