

TO LET - INDUSTRIAL

# UNIT 2 STONEHILL

Stukeley Meadows Industrial Estate, Huntingdon, PE29 6ED



## Key Highlights

- 36,170 sq ft
- Two storey offices to the front with canteen and staff facilities
- EPC Rating: D
- Eaves height 6m
- Self-contained detached industrial premises
- Secure yard and parking
- Easy access to the A1(M) & A14
- Total site area of approx 1.3 acres

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## Description

The property is a self-contained detached warehouse/industrial building with two storey offices to the front. It is of steel portal frame construction with part brick/clad to the office block and the warehouse is fully clad. The warehouse has an two (surface level) loading doors and an eaves height of approximately 6m.

The offices have air-conditioning and also benefit from suspended ceilings and raised floors. There is also a canteen area and WC's. To the front of the property there is a yard with car parking. The site is fenced and gated.

## Location

The expanding town of Huntingdon is located approximately 21 miles to the north-west of Cambridge and 39 miles east of Northampton.

The town is located approximately 4 miles from the A1(M) and close to the recently upgraded A14 and has easy access to London Stansted Airport via the A14 and M11. There is also a direct rail link from Huntingdon with frequent service to London Kings Cross with an approximate journey time of 56 minutes. Stukeley Meadows Industrial Estate is close to Ermine Business Park and Hinchingsbrooke Business Park. Nearby occupiers include Encocam, Northgate Vehicle Hire, Enterprise Rent A Car, Howdens and Dunelm.

## Viewings

Strictly by appointment with the sole agents.

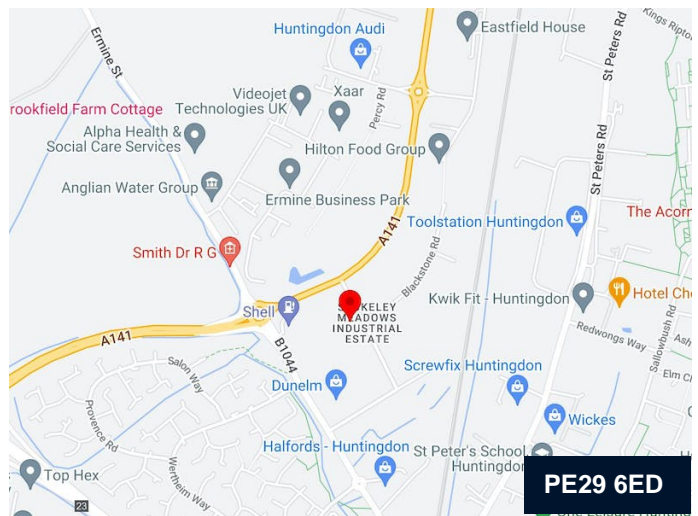
## Terms

The property is available to rent on a new full repairing and insuring lease for a term to be agreed.

Guide Rent: £250,000 per annum

## Business Rates

Rates payable: £96,256 per annum  
(based upon Rateable Value: £188,000)



## Contact

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