

TO LET - INDUSTRIAL

UNIT 7

Harding Way, St. Ives, PE27 3WR



Key Highlights

- 4,441 sq ft
- Former car repair/bodyshop/workshop
- Offices & kitchen area
- EPC: TBA
- Detached unit with large yard to the rear
- 3 phase electricity
- Parking at front of unit
- Site area of approx 0.6 acres

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Description

A detached concrete framed building, formerly occupied by Gladwins, with a pitched roof and an eaves height of 3.72m (7.41m to ridge). The unit has a reception, ground floor recently refurbished offices and kitchen. There is a loading door to the front and roller shutter door to the rear and it is fitted with LED lighting. The unit has concrete painted floor and is fitted with a fire and security alarms. A spray booth remains in situ. Externally there is a parking area to the front and a yard providing further parking to the rear. The site area is approximately 0.6 acre.

The property is considered suitable for a range of uses, subject to planning.

Location

St Ives is an attractive market town located on the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 25 miles from Peterborough. The town has become an increasingly significant business and commuter location due to its accessibility to the national motorway network via the A14 dual carriageway. There are fast train links to London from Cambridge and Huntingdon along with a typical journey time of 50 minutes into Kings Cross from Huntingdon.

Harding Way is accessed via the B1040 (Somersham Road) which connects to the A1123 and has good access to the A14. Nearby facilities include Tesco Express, Morrisons, Aldi, Pure Gym, McDonalds and Costa Coffee.

Terms

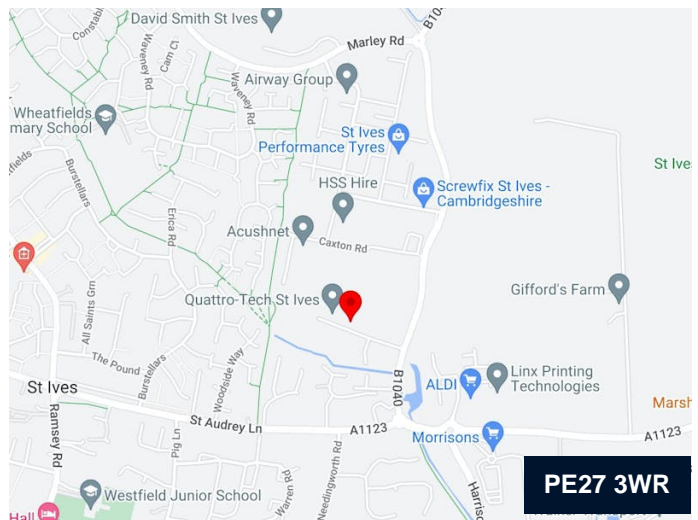
The property is available to let at a quoting rent of £85,000 per annum exclusive plus VAT.

Viewings

Strictly by appointment with the sole agents.

Business Rates

Rates payable: £15,561 per annum
(based upon Rateable Value: £28,500)



Contact

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