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eddisons.com

Workshop/Industrial Unit - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**UNIT 8, PHOENIX COURT, ST. MARGARETS WAY, HUNTINGDON, CAMBRIDGESHIRE**

**PE29 6EA**

**Rent: £29,000 per annum**

**Size: 3,580 sq ft (332.58 sq m)**

- Industrial/workshop units
- Popular trading estate location
- On-site car parking
- Available by way of a new lease

## LOCATION

The expanding town of Huntingdon has a population of approximately 24,000 and is situated 60 miles north of London, 16 miles north west of Cambridge and 19 miles south of Peterborough. There is significant ongoing expansion to the town with the redevelopment of the RAF Alconbury Site now renamed as Alconbury Weald which will include the construction of 5,000 new homes, new primary school and retail and leisure facilities.

The town is strategically well located for the A14 trunk road which bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1, M1/M6 and which has recently been upgraded significantly reducing journey times, and A1 which is located 3 miles to the west of the town center. There is a main line railway station in Huntingdon with frequent services to London (Kings Cross/St Pancras).

Phoenix Court is located within the popular Stukeley Meadows Industrial Estate and is convenient for access to both the town centre and marrying road networks via the A141 northern bypass.

## DESCRIPTION

A mid terraced modern industrial unit. The unit comprises a principle workshop/warehouse area with a roller shutter loading door on the front elevation, with a separate pedestrian access leading to a reception/office with separate male and female wc's to the rear and a kitchenette facility. The main warehouse has an eaves height of approximately 6.25m and a ridge height of 7.57m. The building is of steel portal frame construction with profile steel clad walls and recently replaced profile steel clad insulated roof incorporating translucent light panels. The unit benefits from 3 phase electricity and high bay lighting. To the front of the building are 3 parking spaces in addition to the loading bay.

## USE

Workshop/light industrial and storage use are permitted. Motor trade/vehicle sales and the preparation and sale of food will not be permitted.

## SERVICES

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

Total Gross Internal Area - 332.58 sq m (3,580 sq ft).

All measurements are approximate.

## RENT

£29,000 per annum.

## VAT

We understand that VAT will be payable on the rent.

## LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

## RATES

To be confirmed.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## TENURE

Leasehold.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas to the estate. Further details are available on request.

## EPC

The property has an EPC of E (112). A copy of the EPC is available from the agent.

For more information, visit [eddisons.com](http://eddisons.com)

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### Important Information

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## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**

150 High Street

Huntingdon

Cambs, PE29 3YH

Contact: Stephen Power

[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)

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For more information, visit [eddisons.com](http://eddisons.com)

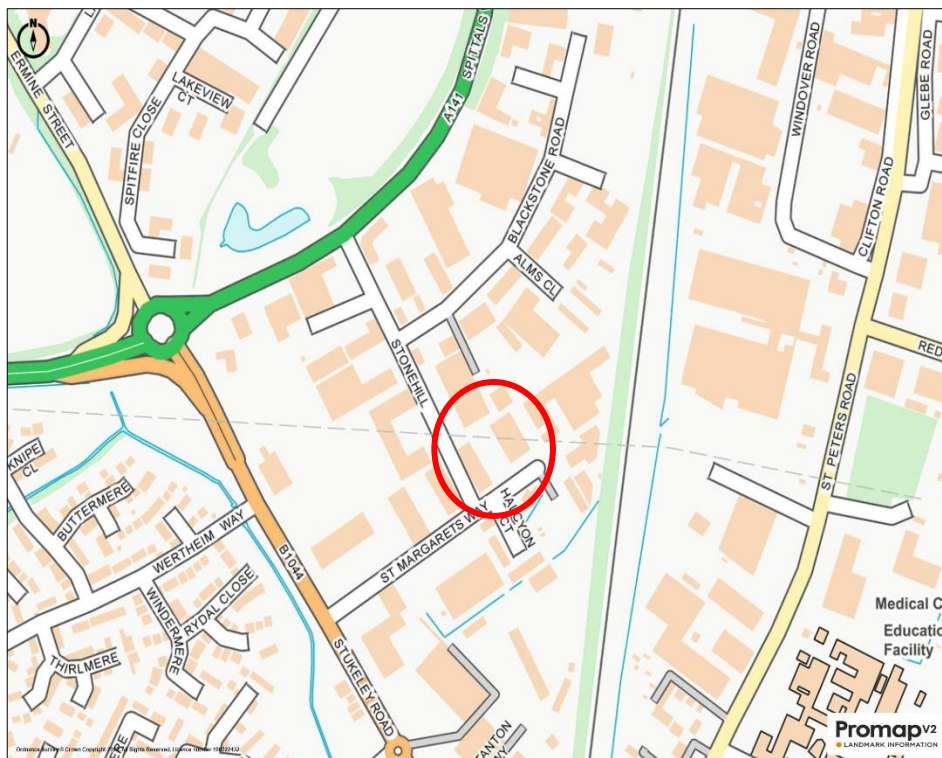
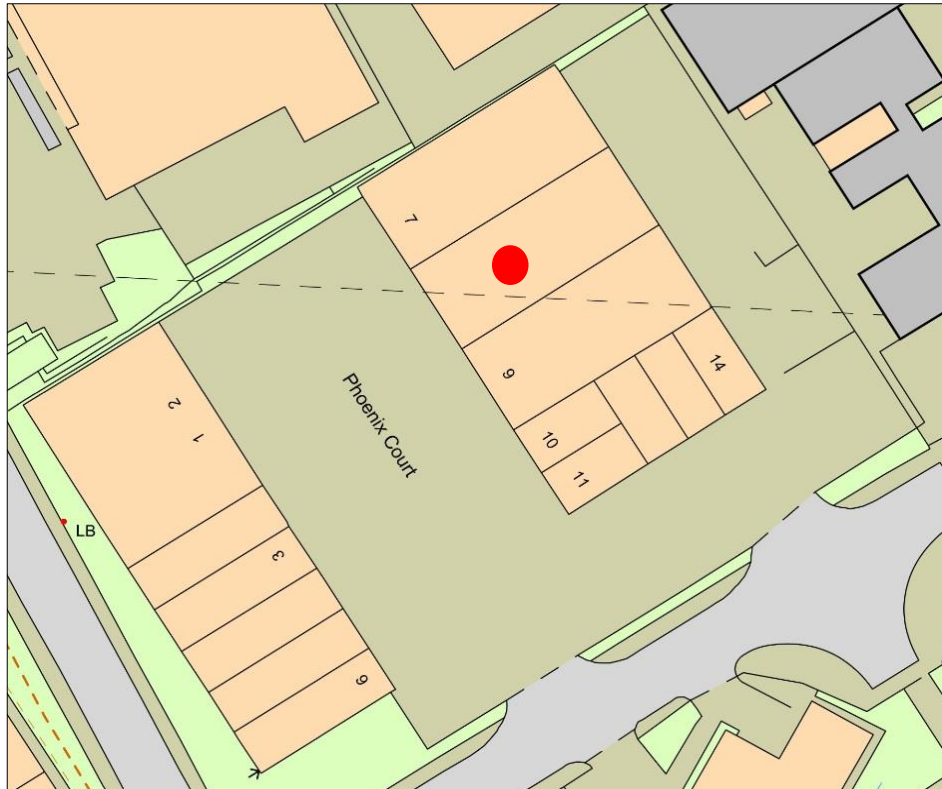
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