

01480 451578

eddisons.com

Eddisons

Self Contained Warehouse with Offices and Parking - TO LET



**UNIT 2, THE CROSSWAYS, ALCONBURY HILL, HUNTINGDON,
CAMBRIDGESHIRE PE28 4JH**

Rent: £145,000 per annum

Size: 19,478 sq ft (1,809.51 sq m)

- One mile from Junction 14 of the A1(M)
- Warehouse accommodation 1,371.97 sq m (14,768 sq ft)
- Refurbished offices 437.56 sq m (4,710 sq ft)
- Extensive on-site car parking
- High profile location, 8m eaves

LOCATION

The property is strategically well located in Alconbury Hill, approximately 60 miles north of London, 26 miles north-west of Cambridge, 16 miles south of Peterborough and 6 miles north of Huntingdon. The property is accessed off the B1043, and is under a mile from Junction 14 of the A1(M). The A1 provides quick access to both the A14 and the M11 to the south as well as the M1 and M6 via the A14. The village of Alconbury is located approximately 2 miles from the site and provides a limited range of stores and facilities. Huntingdon to the south has a comprehensive range of facilities and amenities.



DESCRIPTION

A semi-detached warehouse of steel portal frame construction with concrete block walls to lower level with profile steel cladding above. The warehouse benefits from 8.5m eaves, a shallow roof pitch and is clear span, providing flexible open space. The provision of a new roller shutter loading door can be agreed with the landlords subject to satisfactory lease terms.

To the front of the building are 2 floors of fully glazed offices, with the ground floor comprising an open plan entrance lobby with offices to either side suitable for both office and reception use, whilst the first floor comprises an open landing with extensive first floor offices with separate kitchen with male and female WC facilities.

The unit has a dedicated site entrance which provides access to the side for loading purposes, together with a car park to the front of the office area.

SERVICES

Mains electricity, 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

Warehouse	1,371.97 sq m	(14,768 sq ft)
Ground floor office/reception	218.78 sq m	(2,355 sq ft)
First floor offices	218.78 sq m	(2,355 sq ft)
Total approximate GIA	1,809.53 sq m	(19,478 sq ft)

All measurements are approximate.



RENT

£145,000 per annum.

VAT

We understand that VAT will be charged in respect of the rent.

LEASE TERMS

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

For more information, visit eddisons.com
T: 01480 451578

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

RATES

The Rateable Value is to be confirmed. The agents are able to provide an estimate of the anticipated Rateable Value on request.

LEGAL COSTS

Each party is to be responsible for their own legal fees in connection with this transaction.

EPC

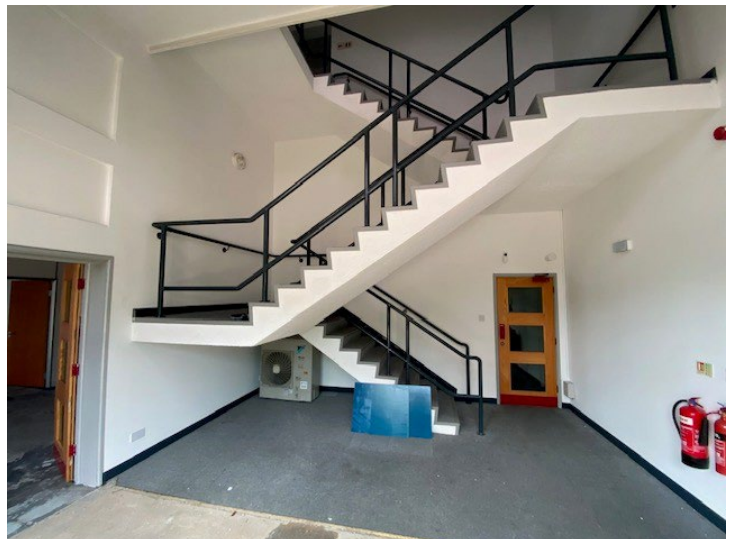
To be confirmed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

811.176732.V1
240419 rv

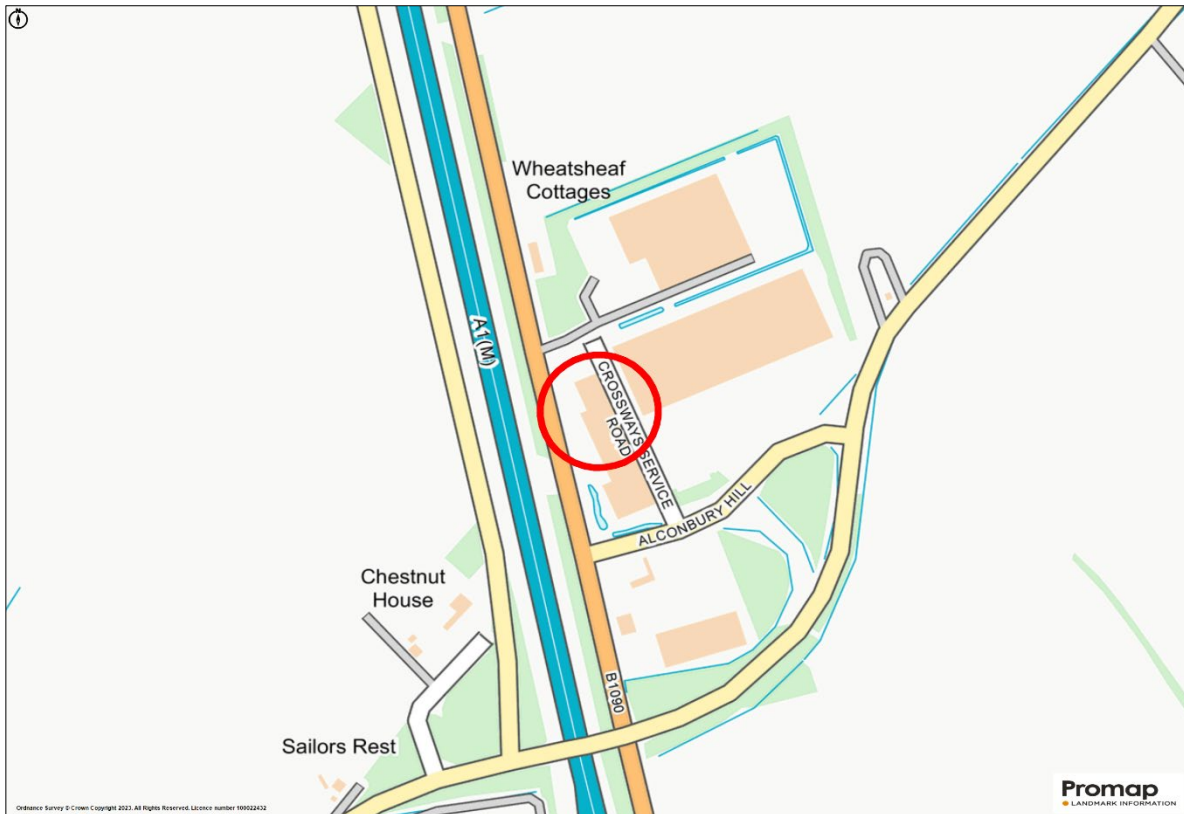


For more information, visit eddisons.com
T: 01480 451578

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



For more information, visit eddisons.com
 T: 01480 451578

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.