

01480 451578

eddisons.com

INDUSTRIAL/WAREHOUSE – TO LET

Eddisons



**UNIT 2, HOWARD ROAD, EATON SOCON, ST. NEOTS,  
CAMBRIDGESHIRE PE19 8ET**

**Rent: £85,000 per annum**

**Size: 11,625 sq ft (1,079.96 sq m)**

- Includes offices and reception area
- Convenient access to the A1 junction at Black Cat
- Eaves height 6.2m
- Extensive yard and car parking areas
- Prominent location

## LOCATION

The market town of St Neots has a population of about 26,000 and lies 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes the town providing excellent north-south communications, with the A14 junction (A1/M1 link) 8 miles to the north at Huntingdon, and the A428 Black Cat inter-change approximately 3 miles to the south, which in turn provides direct access to Bedford and is due to shortly be upgraded to extend to Cambridge. The town benefits from a main line railway station with frequent services to London (St Pancras International).

The subject property is situated within the well established Howard Road Industrial Estate, a short distance from the A1 junction with the A428.



## DESCRIPTION

The property comprises a semi-detached factory unit with prominent frontage onto Howard Road a short distance from the retail park. The building is of steel portal frame construction under a pitched insulated roof. Internally, the building has been fitted out with two-storey offices to the front providing a combination of both open plan and cellular office space, with separate male and female WCs on both floors, kitchen and a shower.

The factory has an eaves height of 6.2 m, with a ridge height of 8.6 m and includes both high level lighting and gas fired space heaters. There is a roller shutter loading door to the side of the building with a height of 4.5 m and a width of 4.8 m, and a separate personnel entrance way leading to the offices.

To the side of the building there is a private car park /yard area providing parking for approximately 30 vehicles with some double parking.

## 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

Factory	720 sq m	(7,749 sq ft)
Ground floor offices	180 sq m	(1,938 sq ft)
First floor offices	180 sq m	(1,938 sq ft)
<b>Total</b>	<b>1,080 sq m</b>	<b>(11,625 sq ft)</b>

\*All measurements above are approximate on a gross internal area basis.



## RENT

£85,000 per annum exclusive.

## VAT

We understand that VAT is not payable in respect of the property.

## LEASE TERMS

The property is available by way of a new lease direct with the landlord with terms to be agreed.

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

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## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £64,000 pa.

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.

## LEGAL COSTS

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

## EPC

The property has an EPC of D(96). A copy of the EPC is available on the website.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
150 High Street  
Huntingdon  
Cambs, PE29 3YH.  
Contact: Stephen Power  
[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)  
(01480) 451578

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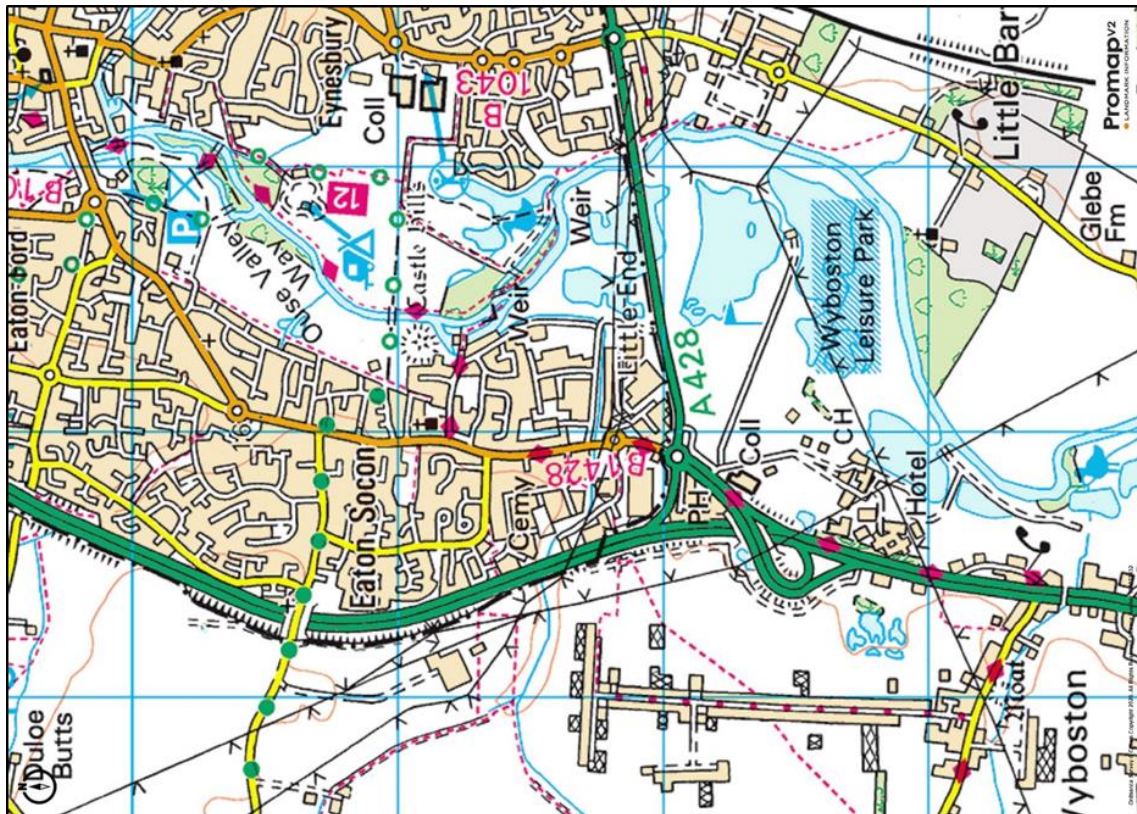
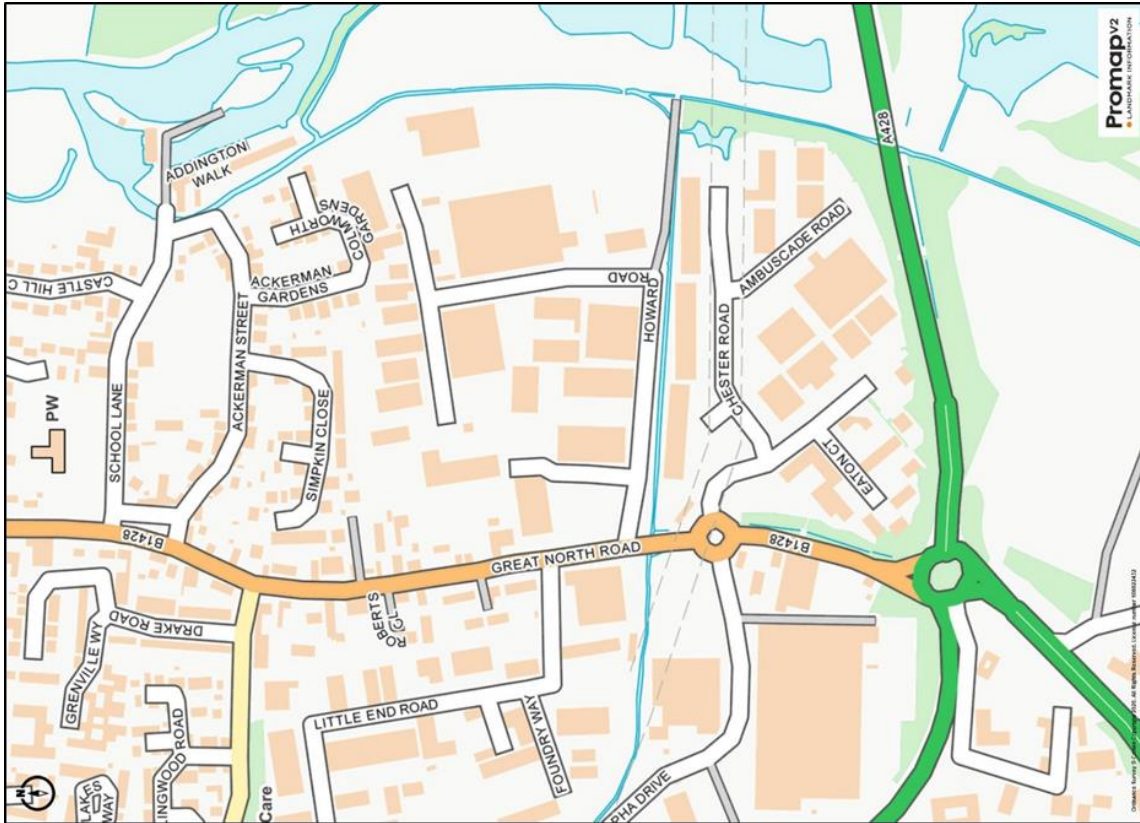


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