

01480 451578

eddisons.com

Flexible Business Unit – FOR SALE/TO LET

Eddisons



20 BLACKSTONE ROAD, STUKELEY MEADOWS INDUSTRIAL ESTATE, HUNTINGDON,
CAMBRIDGESHIRE PE29 6EF

Price: £530,000

Size: 5,315 sq ft (493.76 sq m)

Rent: £46,000 per annum

- Warehouse/workshop premises with offices
- Convenient for A14/A1 junction Brampton Hut
- 16 parking spaces
- Pleasant open plan office areas

LOCATION

Huntingdon is located approximately 60 miles north of London and 16 miles north-west of Cambridge. Road communications are excellent via the nearby A1 and A14 which leads to the M11, M1 and M6. There is a regular rail service to London (St Pancras International) which can be reached in approximately 1 hour.

20 Blackstone Road is located within the Stukeley Meadows Industrial Estate, one of the principle trading estates serving Huntingdon and convenient for access to the A14 and A1 at Brampton Hut. The unit benefits from a prominent frontage onto Blackstone Road, with a visitor car park to the front and additional car parking and a loading door to the rear.

DESCRIPTION

A flexible business unit comprising warehouse/storage and workshop of approximately 164.53 sq m (1,771 sq ft) with a reception area, ancillary and production areas on the ground floor and a staircase leading to the first floor. The first floor comprises an open plan office with 4 further office/meeting rooms, a staff room and separate male and female WC facilities.

The property benefits from air conditioning throughout, network cabling and Category 2 lighting. There is a roller shutter loading door to the main warehouse.



SERVICES

Mains electricity, water and gas 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

Ground Floor

Warehouse	164.53 sq m	(1,771 sq ft)
Office/reception	79.35 sq m	(854 sq ft)

First Floor

Offices and staff room	249.87 sq m	(2,690 sq ft)
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Total GIA	493.75 sq m	(5,315 sq ft)
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IPMS areas are available on request.



PRICE

£530,000 for the freehold interest.

RENT

£46,000 per annum.

LEASE TERMS

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

VAT

We understand that VAT will be charged on the property.

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.

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RATES

We understand from internet enquiries made from the VOA website that from 1 April 2024 the property has a rateable value of £43,250.

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 costs incurred 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

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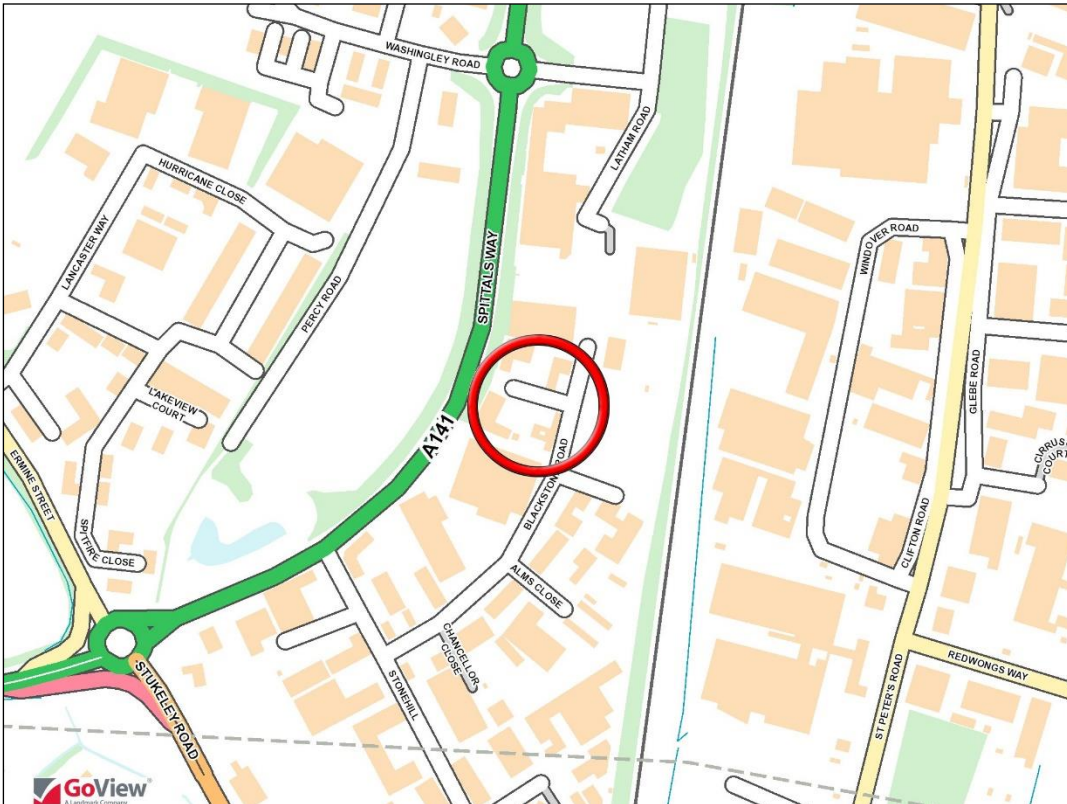
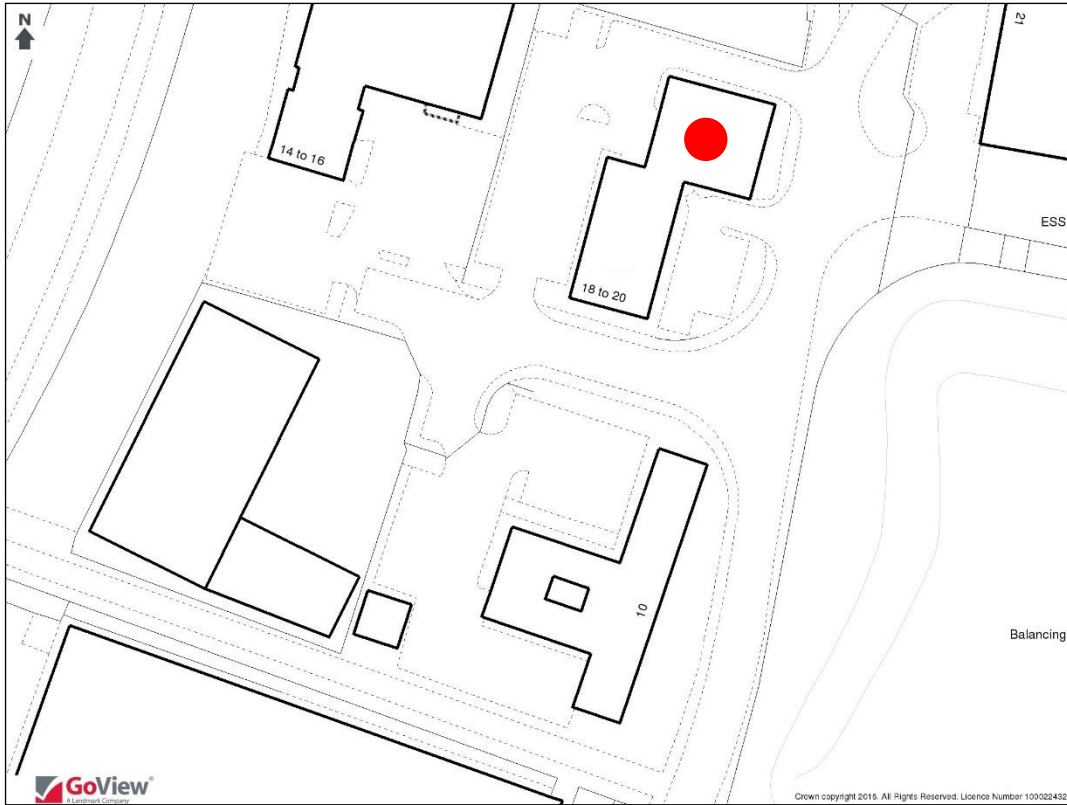


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