

01480 451578

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3b

INDUSTRIAL - TO LET

Eddisons



**3B LITTLE END ROAD, EATON SOCON, ST. NEOTS,  
CAMBRIDGESHIRE PE19 8JH**

**Rent: £47,500 per annum**

**Size: 8,795 sq ft (817.06 sq m)**

- Close to A1
- Good parking
- Established location
- Two loading doors
- Total size includes mezzanine floor of approximately 3,348 sq ft

## LOCATION

St Neots is a traditional market town with a population of approximately 31,000 and is located adjacent to the A1(M) providing good access to both London and the north. The A14/A1(M) link is approximately 8 miles to the north of Huntingdon and is currently undergoing a substantial upgrade to be completed in December 2020. Cambridge lies approximately 18 miles to the east, Huntingdon 7 miles to the north and Bedford 11 miles to the south-west. The A428 provides excellent road communications to both Cambridge and Bedford. There is a mainline railway station in St Neots with a regular service to London (Kings Cross).

## DESCRIPTION

The property, which sits at the start of the town's primary industrial estate Little End Road, comprises a large end terrace industrial warehouse unit of steel portal frame construction with internal blockwork to the perimeter walls and facilities. The property benefits from two loading doors providing access to a shared roadway which runs adjacent to the building. There is good parking available on site.

Internally the property is largely open plan and provides a floor area of approximately 5,447 sq ft. There are two mezzanine structures in the main warehouse area which provide a further 3,348 sq ft of storage space at first floor level. They are fitted with a loading platform to allow goods to be forked onto the mezzanine. The property provides a total of 8,795 sq ft (817.06 sq m) of largely warehouse with minimal office content.

The eaves at full height are just under 5m. Under the mezzanine height is approximately 2.43m.

Additional space available by negotiation. All areas are measured on a GIA basis and are approximate.

## SERVICES

Mains electricity, gas and water are believed 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.

## RENT

The rent is £47,500 pa. No VAT is payable in respect of the rental.

## LEASE TERMS

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

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £38,000.

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 to bear their own costs in relation to this transaction

## EPC

The property has an EPC of C (66). A copy is available online.

## VIEWING

Strictly by appointment with the sole agents:-  
Eddisons Incorporating Barker Storey Matthews  
150 High Street  
Huntingdon  
Cambs, PE29 3YH.  
Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 451578

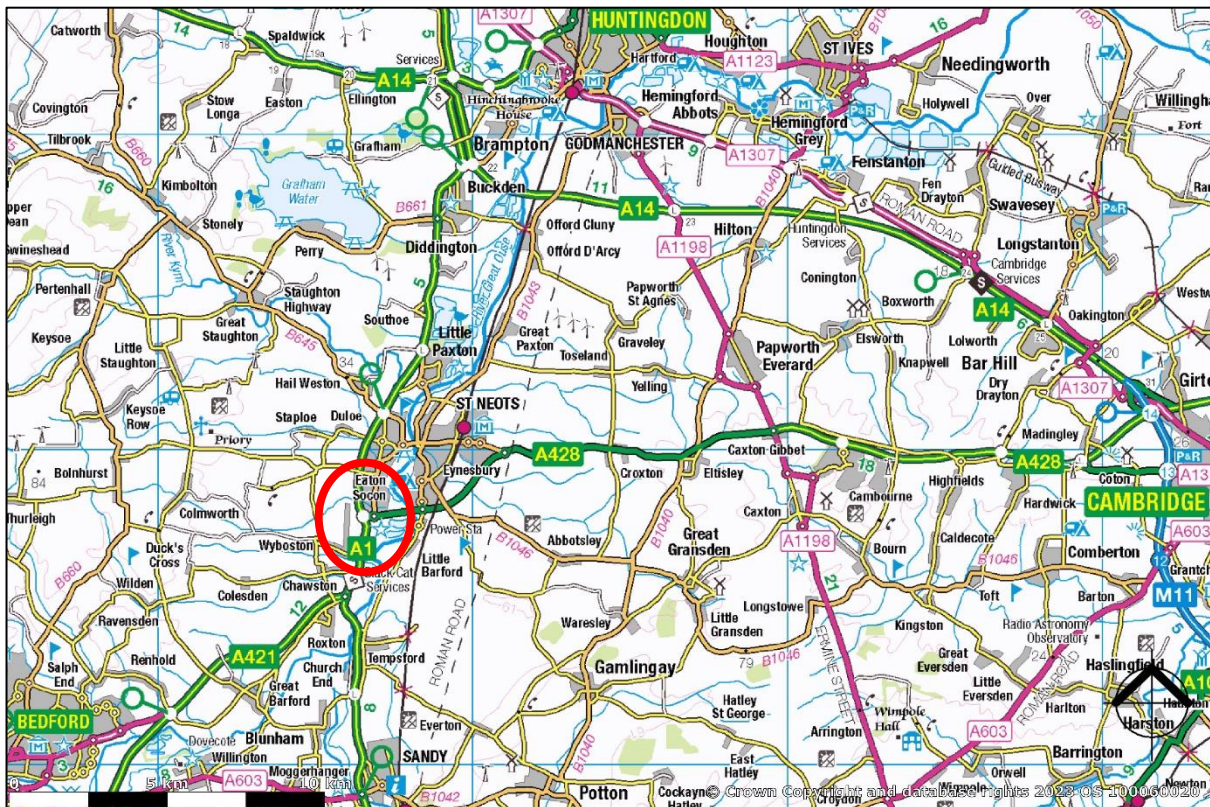
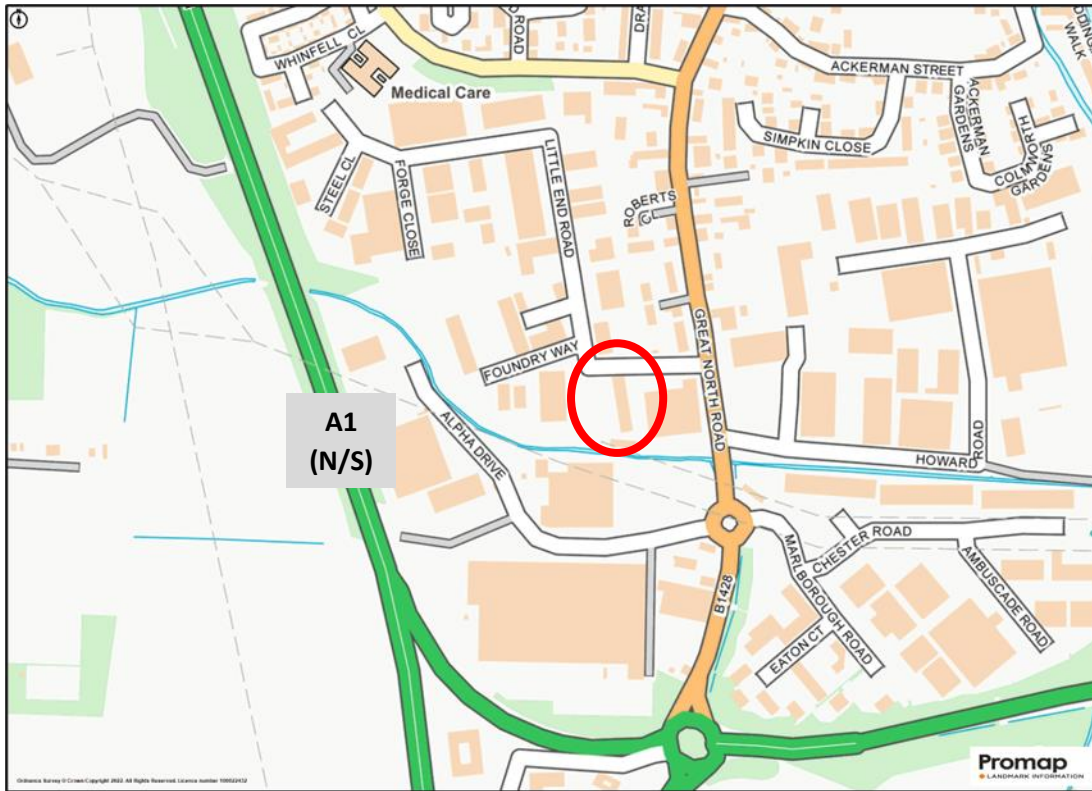
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For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

### Important Information

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