

01480 451578

eddisons.com

Industrial/Workshop – FOR SALE

Eddisons



**UNIT 6, BROOKSIDE INDUSTRIAL ESTATE
SAWTRY, HUNTINGDON, CAMBS PE28 5SB**

Offers in the region of £550,000

Size: 7,613 sq ft (707.37 sq m)

- Detached factory/warehouse unit
- Recent rear extension to warehouse
- Ground and first floor offices to front
- Sawtry adjacent to A1 Motorway
- Potential to sub-divide

LOCATION

Sawtry is a large village (population c 5500) located just to the west of the A1 motorway, 9 miles north of Huntingdon and 11 miles south of Peterborough. Village facilities include local shops, school, pubs and an industrial estate.

To find the property proceed onto the Brookside Industrial Estate and continue down the main estate road to its end whereupon the property is situated on the left hand side.

DESCRIPTION

The building comprises of a detached factory building constructed by the original estate developers. Construction is of brick main walls to both the two storey frontal offices and original factory area, the latter having an eaves height of approximately 3.75m.

The offices comprise of a ground floor reception area together with various open plan office areas although there are some further individual private rooms at first floor level. The offices have been improved with the installation of double glazing. There is some air conditioning to the first floor area.

The original factory is open plan, accessible via a electric roller shutter door which is approximately 3m high and 3m wide providing access to the side. The owners have installed two containers to the side elevation which are used as additional storage through the warehouse and offices. These are included within the purchase price. Main dimensions to the warehouse are 11.66m wide x 23.08m deep.

To the rear of the property is a more modern extension constructed in recent years providing a further 272.37 sq m (2,932 sq ft) of warehousing. This section of the building has 5.6m eaves rising to approximately 6.5m to the pitch. This part of the building is also access via pedestrian door, or electric roller shutter. It may be possible to connect internally

SERVICES

Mains services 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.

PRICE

Offers are invited in the region of £550,000

RATES

We understand from internet enquiries made from the VOA website that the property has a series of rateable values;

6a - £11,250

6b - £8,900

6c - £15,000

For the year commencing 1 April 2023 rates will normally be charged at 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 be responsible for their own legal costs.

EPC

The property has an EPC of D (85). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

811.1209064.V4
240503 rv

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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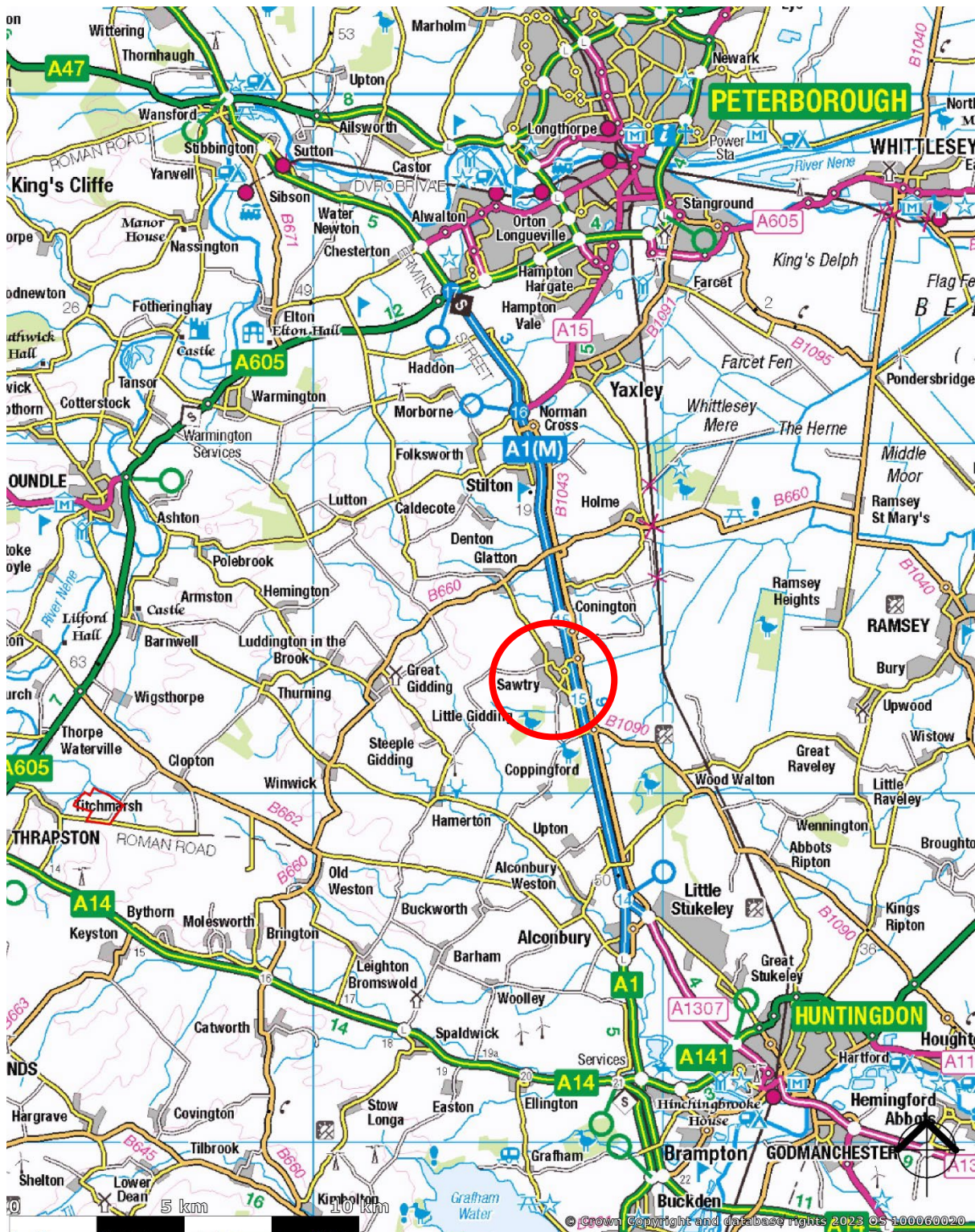


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