

01480 451578

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INDUSTRIAL - TO LET (May Sell)

Eddisons



Awaiting new photos

**UNIT 8A STONEHILL, STUKELEY MEADOWS INDUSTRIAL ESTATE, HUNTINGDON,
CAMBRIDGESHIRE PE29 6ED**

Rent: £21,500 per annum

Total Size:

- Prominent business unit close to Huntingdon northern bypass
- Ground floor reception/showroom area
- 6 adjacent parking spaces
- Previously used as a trade counter
- Established estate location

2,889 sq ft (268.39 sq m)

LOCATION

The expanding town of Huntingdon has a current population of about 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre. There is a main line railway station in Huntingdon with a frequent service to Kings Cross.

From the A1307 junction, proceed along Spittals Way, cross over the roundabout turning first right into Stonehill whereupon the property is situated just along on the right hand side within the block of four adjacent units.

DESCRIPTION

The property comprises of a mid terraced factory unit in good condition, which was originally constructed around a steel portal frame with brick and block main walls under a pitched roof.

The floor space has been divided up internally to create a good sized reception/showroom area with a further storage area to the rear as well as an adjacent open plan storage/factory to full height. Single toilet and separate kitchen. Sales and office areas are centrally heated by gas. There is a mezzanine floor at first floor level providing additional storage of approximately 87.61 sq m (943 sq ft). Outside the building there are approximately six parking spaces allocated within the courtyard.

It is understood that the building can be used for light industrial and warehousing purposes amongst other uses.

SERVICES

Mains electricity, water, gas and drainage are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

RENT

£21,500 pa exclusive.

PRICE

Consideration may be given towards a sale of the building. The agents are able to provide a guide price to interested parties.

LEASE TERMS

The premises are available on a new full repairing and insuring lease, term and condition by negotiation.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £14,750.

For the year commencing 1 April 2024 rates will normally be charged at 49.9p as 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 incurred in the preparation of the new lease documentation.

EPC

The property has an EPC of a D (78) . A copy is available online.

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

811.181829 240404

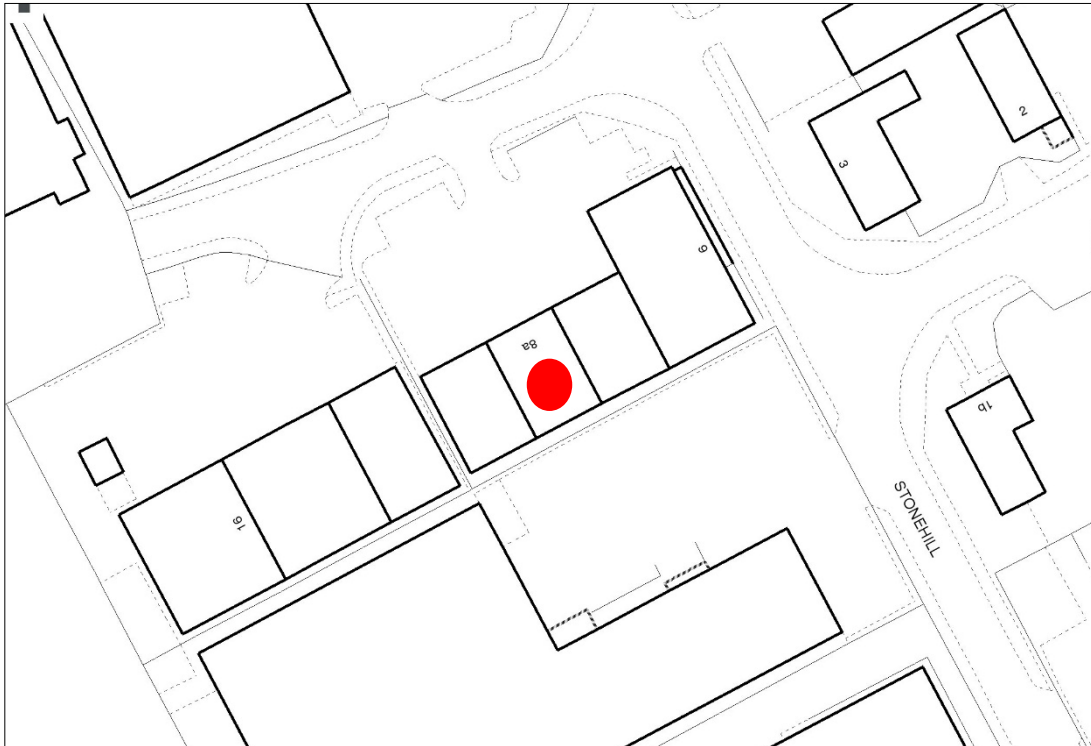


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T: 01480 451578

Important Information

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