

01480 451578

eddisons.com

Eddisons

FOOD PRODUCTION FACILITY/WAREHOUSE/WORKSHOP – TO LET



5 MARSTON ROAD, ST. NEOTS, CAMBRIDGESHIRE PE19 2HB

Rent: £145,000 per annum

Size: 19,597 sq ft (1,820.56 sq m)

- BRC registered food production facility
- Workshop and warehousing with 2 dock level loading doors
- Offices with ancillary welfare facilities
- Secure loading yard

LOCATION

St Neots is a popular market town with a current population of approximately 31,000 and is located to the south-west of Cambridge alongside the A1 trunk road and to the north of the A428 Bedford to Cambridge road. Huntingdon is 10 miles to the north, Bedford 11 miles to the south-west and Peterborough 22 miles to the north. (Cambridge 18 miles to the east). London lies approximately 55 miles to the south. The town benefits from a mainline railway station with regular journeys of approximately 40 minutes to London (St Pancras/Kings Cross).

5 Marston Road is located approximately 1.5 miles south-east of St Neots town centre in the Cromwell Road Industrial Estate, one of the main routes around the town with convenient access for the A428.



DESCRIPTION

A self contained factory unit with ancillary warehouse, offices and distribution yard. The property comprises a 2 storey office block at the front of the building, with extensive warehousing and workshop areas to the rear and a secure loading yard with 2 dock level loading doors and a level loading door into the workshop. An additional loading yard serves a level loading door at the front.

Food Production Facility

The warehouse/workshop is comprehensively fitted out for the production of food products and is BRC registered. Further details of the fit-out and compliance records are available on request.

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.

ACCOMMODATION

Ground floor offices, canteen and ancillary areas	279.44 sq m	3,008 sq ft
First floor Offices including kitchens, WC's and ancillary areas	289.43 sq m	3,115 sq ft
Workshop and warehousing	1,251.76 sq m	13,474 sq ft
Total Gross Internal Area	1,820.63 sq m	19,597 sq ft
Yard areas	1,716.20 sq m	18,473 sq ft

All measurements above are approximate.



RENT

£145,000 per annum.

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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VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

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

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £105,000.

For the year commencing 1 April 2024 rates will normally be charged at 51.2p 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

To be confirmed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

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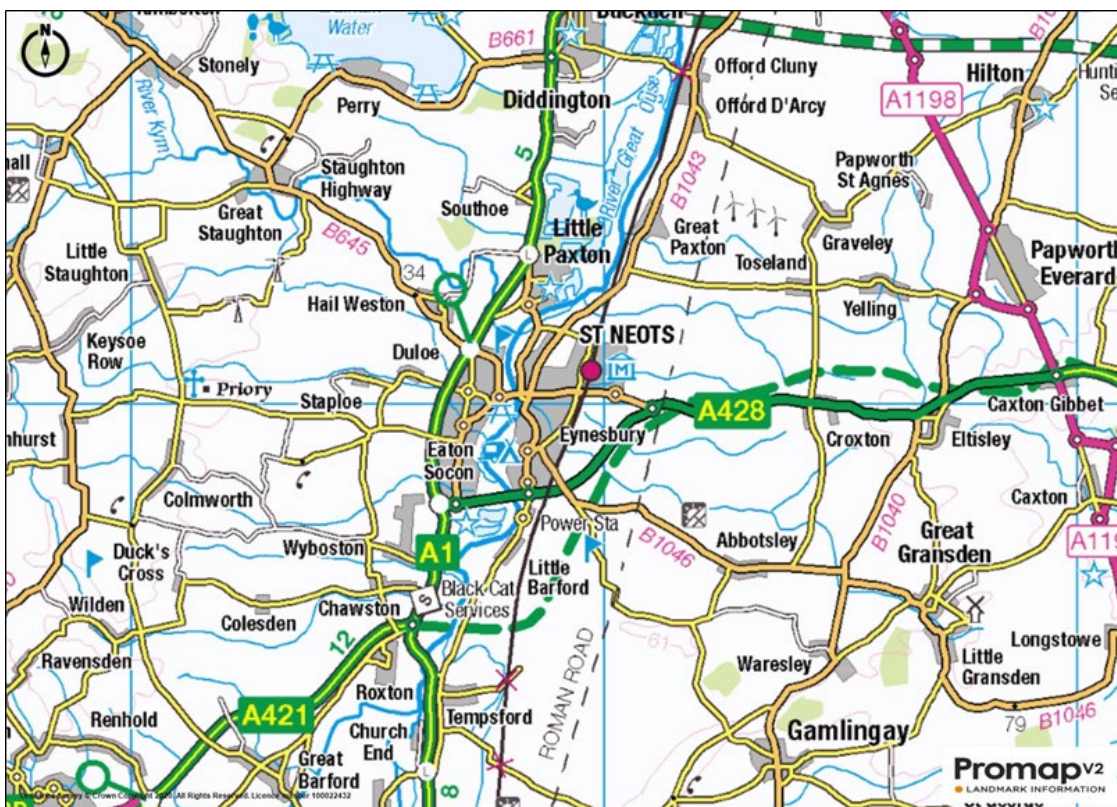
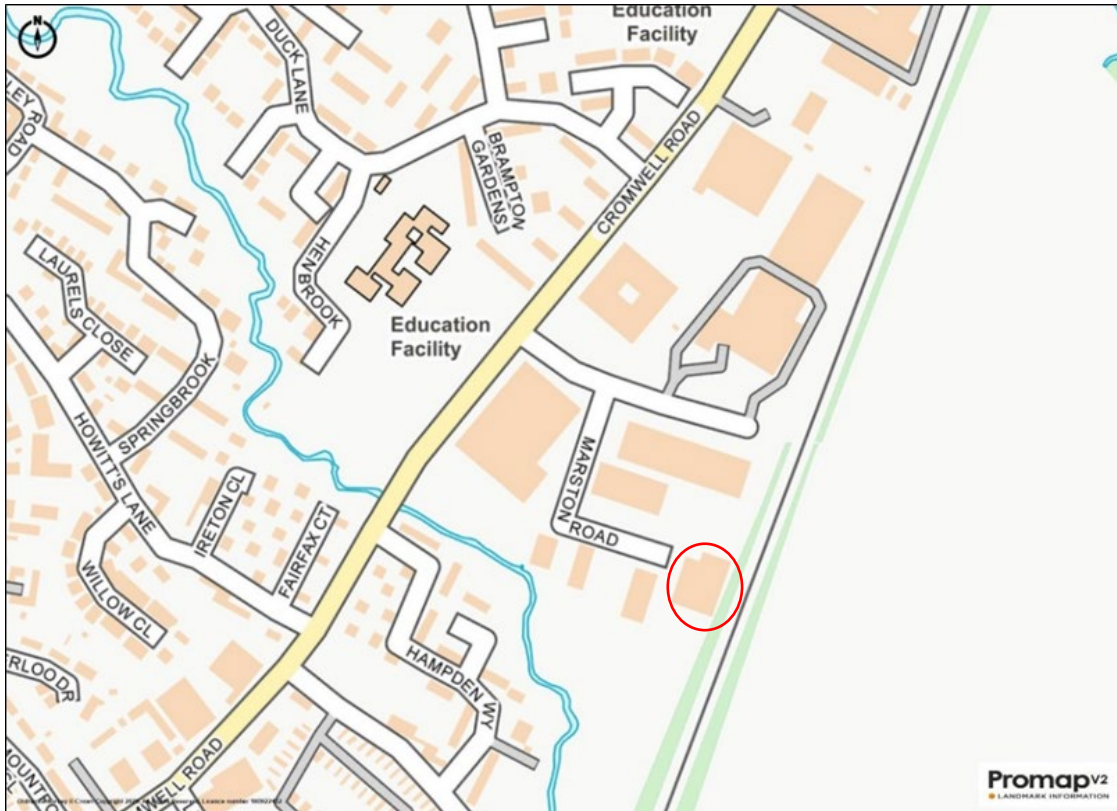


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