

01480 451578

eddisons.com

BUSINESS UNIT - TO LET

Eddisons



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

Rent: £50,000 per annum

Size: 5,278 sq ft (490.33 sq m)

- Prominent business unit
- Mix of office and workshop
- Excellent parking together with goods access yard
- Close to A1 North and South
- To be refurbished

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 premises comprise of a modern semi detached business unit constructed around a steel portal frame with brick and block main walls together with profile steel sheet cladding to upper elevations. Access to the unit is through a personnel door to a small reception area linking with the ground floor offices. Separately, there is access through a sectional up and over goods access door from via the main yard.

The property benefits from a good amount of parking with spaces demised in the rear yard and to the side of the building.

SERVICES

Mains three-phase 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. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Office section

Reception

Meeting room

Male and female WC

Large open plan office area adjacent to front elevation with integral private rear office

Main factory area

Currently divided into two sections:

An open plan area to the front behind the goods access door, together with a larger enclosed production/potential office area housed under a suspended ceiling.

First Floor

Canteen and mezzanine storage area

The building could be modified to enlarge the workshop area if required. The landlords are open-minded with regards to internal alterations subject to other lease terms being agreeable.

RENT

The rent is £50,000 pa plus VAT.

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 £30,250.

For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

EPC

The property has an EPC of C (70). A copy is available upon request.

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

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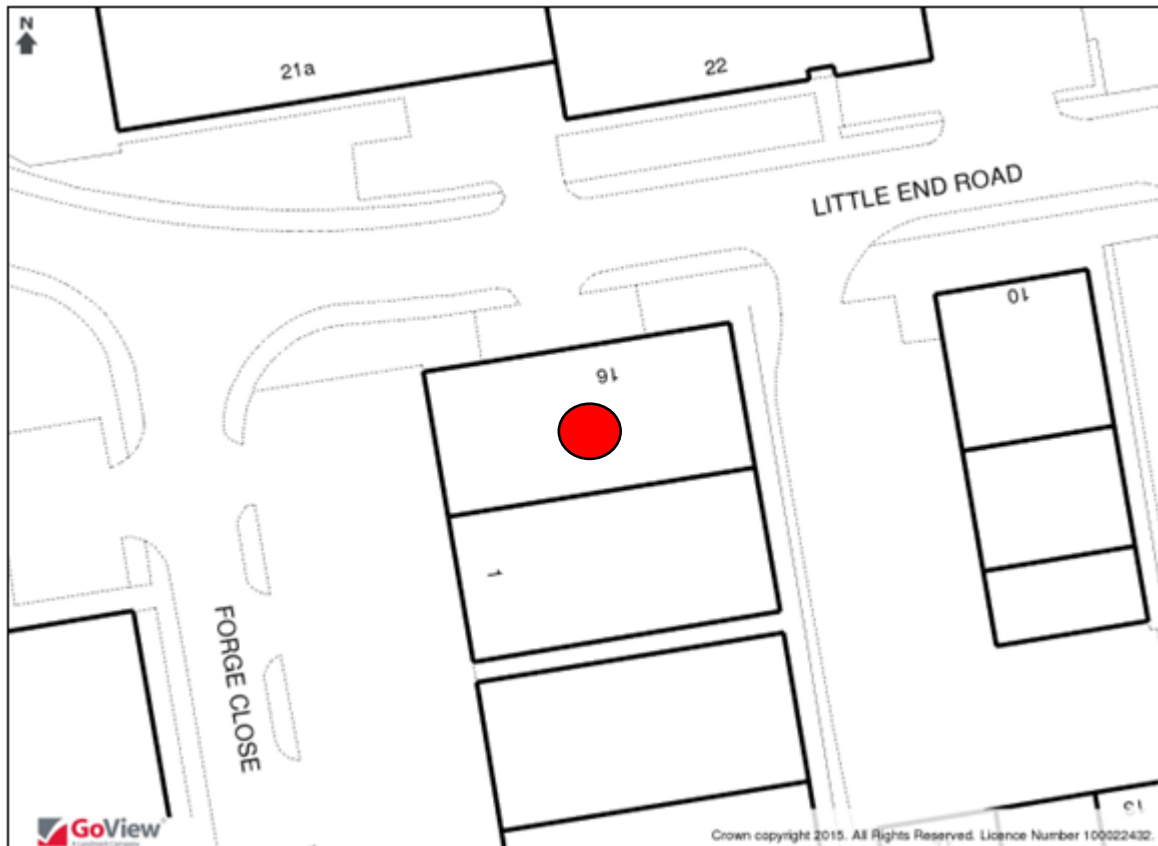
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Important Information

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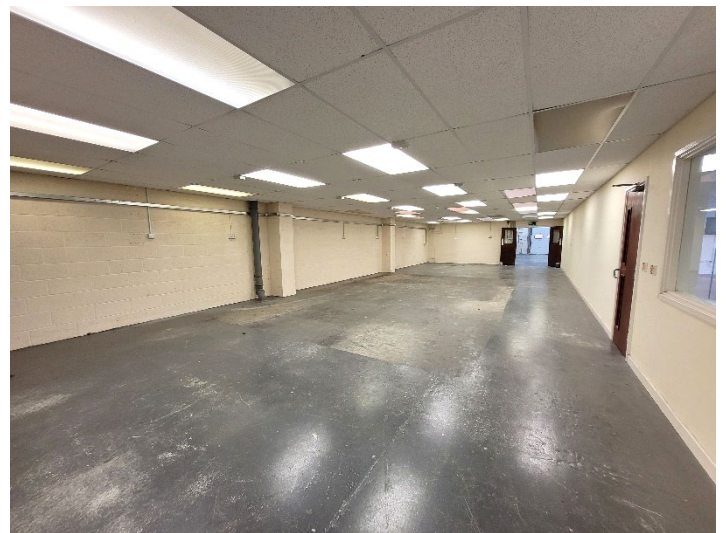


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The landlord is open to modifying the unit to suit a potential tenant, subject to lease terms being agreeable.

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