

01480 451578

eddisons.com

Industrial/Warehouse - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 5 ORION COURT, COLMWORTH BUSINESS PARK, EATON SOCON, ST.
NEOTS, CAMBRIDGESHIRE PE19 8YU**

Rent: £45,000 per annum

Size: 463.57 sq m (4,990 sq ft)

- High quality modern industrial unit
- Close proximity to the A428/A1(M)
- 16 allocated car parking spaces
- Available by way of a new lease

LOCATION

St Neots is a traditional market town with a population of approximately 26,000 and is located adjacent to the A1(M) providing good access to London and the north. The A14/A1(M) link is approximately 8 miles to the north at Huntingdon and has recently been significantly upgraded with substantially reduced journey times to Cambridge and the east. The A428 is located just to the south of St Neots and is currently being upgraded and provides good access to Bedford and the south-west and Cambridge to the east. Cambridge lies approximately 18 miles to the east, Huntingdon 7 miles to the north and Bedford 11 miles to the south-west. There is a mainline railway station in St Neots with a regular service to London (Kings Cross/St Pancras).

Colmworth Business Park is located on the southern side of St Neots adjacent to the A1 and is the principle trading estate serving the town and is home to numerous regional and national employers.



DESCRIPTION

The unit comprises a semi-detached workshop of approximately 4,990sq ft (463.58sq m) originally constructed in 2007 and is of steel portal frame construction with insulated profile steel cladding to the walls and roof and an internal eaves height of 6.54m. The unit benefits from power floated concrete floors, 3 phase power, gas lighting, WC and shower facilities. There is a sectional roller shutter loading door with a height of 4.8m and a width of 4.0m and separate pedestrian access to the front elevation and a small reception/office at the front of the building.



SERVICES

Mains electricity (3 phase), water and drainage are understood 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

Gross internal area 4,990 sq ft (463.58 sq m).

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £35,250.

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.

RENT

£45,000 per annum.

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.

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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LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

EPC

To be confirmed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

811.140934 240717rv



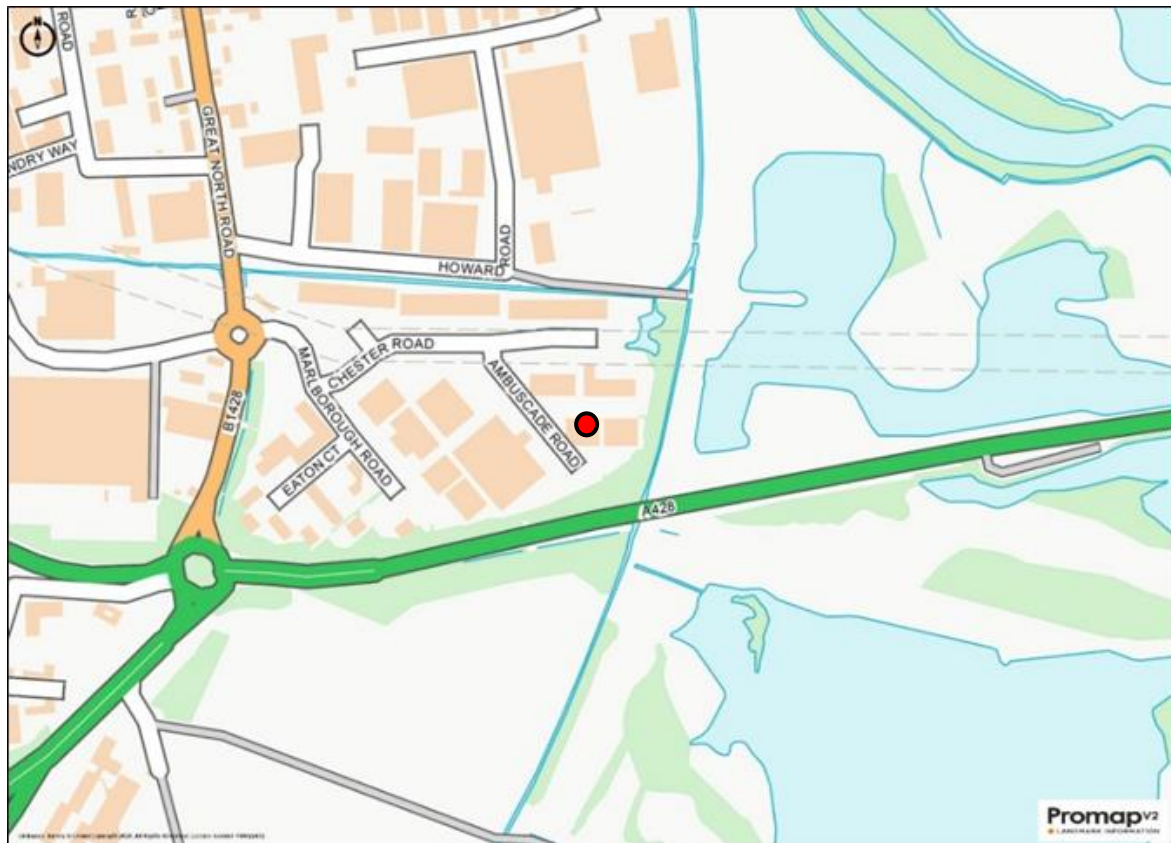
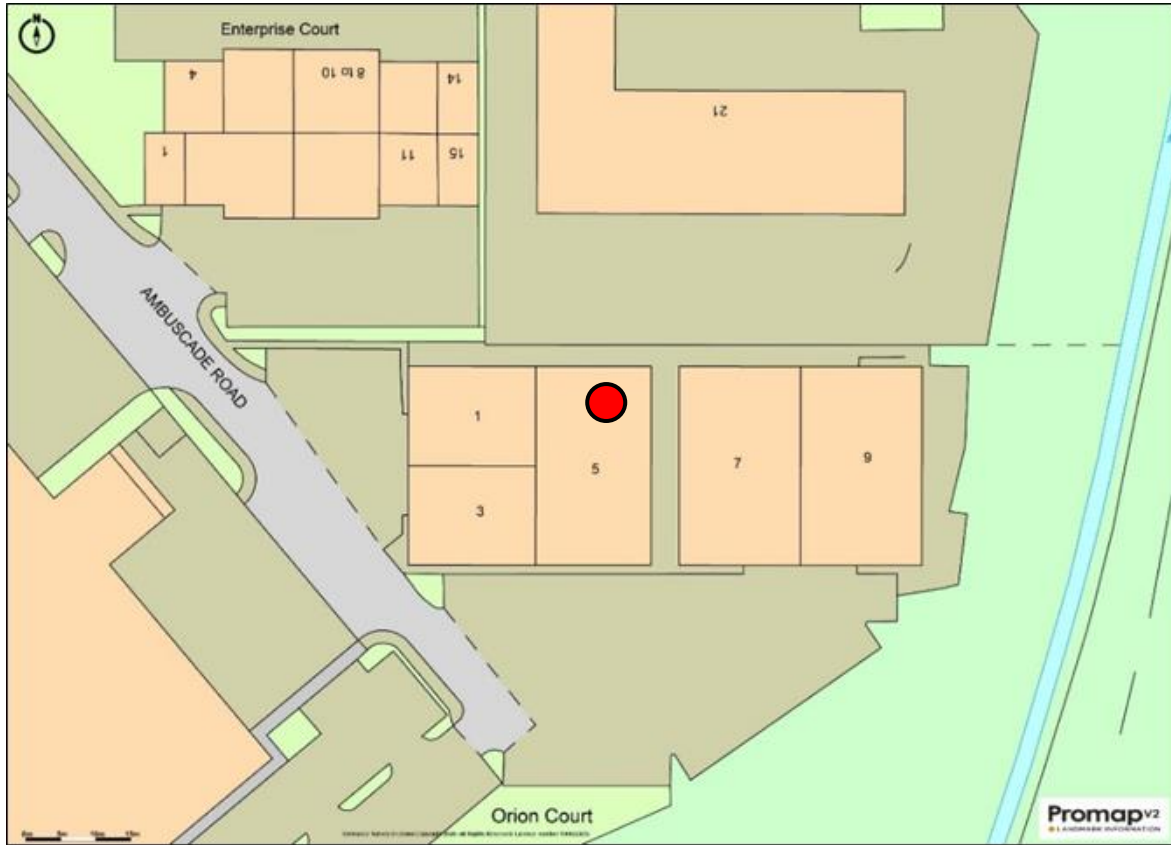
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