

01480 451578

eddisons.com

Industrial/Workshop Unit - TO LET

Eddisons

Incorporating Barker Storey Matthews



**Unit 8 Alms Close, Stukeley Meadows Industrial Estate, Huntingdon,
Cambridgeshire, PE29 6DY**

Rent: £6,500 per annum

Size: 39.29 sq m (423 sq ft)

- Self Contained Workshop unit
- Located on Popular Industrial Estate
- Flexible terms available

LOCATION

The expanding town of Huntingdon has a population of approximately 24,000 and is situated 60 miles north of London, 16 miles northwest of Cambridge and 19 miles south of Peterborough.

The town is strategically well located for the A14 trunk road which by passes the town providing a dual carriageway route linking the east coast ports with the M11, A1, M1/M6 and has been recently significantly upgraded. There is a mainline railway station in Huntingdon with frequent services to London (Kings Cross/St Pancras).

The unit is located on the Stukeley Meadows Industrial Estate and are convenient for both the A141 northern town by-pass and the Town Centre.

DESCRIPTION

The property comprises a courtyard of two terraces of industrial/workshop units accessed off Alms Close.

The unit is approximately 423sqft (39.29sqm) and is accessed by way of a roller shutter loading door to the front elevation. There is a kitchenette and WC in the unit as well as having partitioned offices.

The unit has a loading bay in front of the roller shutter door. Each unit comes with 1 parking space.

ACCOMMODATION

Unit 8 39.29 sq m (423 sq ft)

RENT

£6,500 per annum.

SERVICES

Mains electricity (3 phase), 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.

VAT

We understand that VAT will not be charged on the rent.

BUSINESS RATES

It is anticipated that the unit will benefit from small business rate relief. However, interested parties are advised to seek their own clarification from the local authority.

LEGAL COSTS

The prospective Tenant will be responsible for contributing towards the Landlords Legal Costs by further negotiation.

LEASE TERMS

The premises are available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

EPC

The property has an EPC of C (72). 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

Cambridgeshire

PE29 3YN

Contact: Matthew Hunt/Jacob Harris

matthew.hunt@eddisons.com/jacob.harris@eddisons.com

(01480) 451578

811.114045.V3 240912 rv



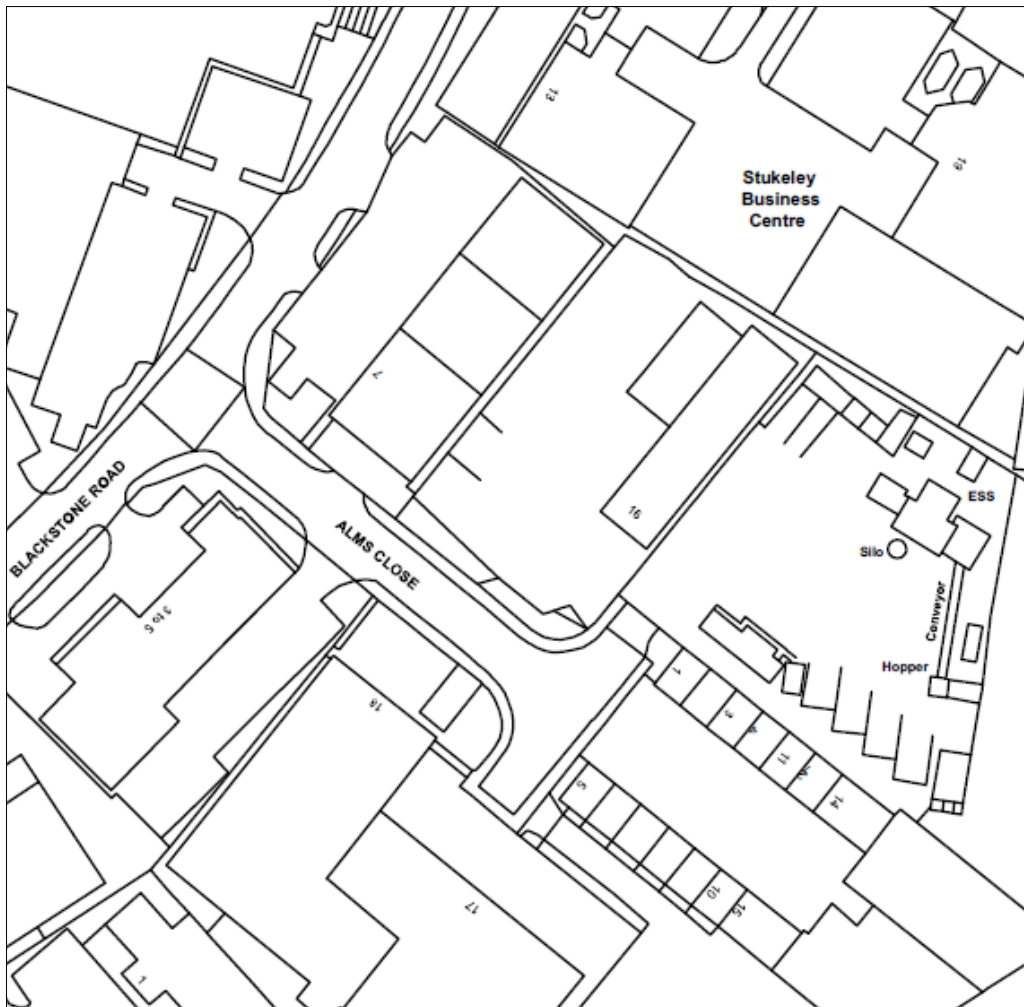
For more information, visit eddisons.com
T: 01480 451578

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.

Eddisons

Incorporating **Barker Storey Matthews**



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.

Eddisons

Incorporating **Barker Storey Matthews**