

# 9-10 CLIFTON ROAD

HUNTINGDON I PE29 7EJ

TO LET

6 x comprehensively refurbished  
trade and industrial/warehouse units

4,500-20,945 sq ft (418-1,946 sq m)

AVAILABLE  
NOW



Unit 10 Exterior

# 9-10

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4,500-20,945 sq ft  
(418-1,946 sq m)

## Description

9 & 10 Clifton Road comprises 6 warehouse units ranging in size from 4,500 sq ft to 20,000 sq ft.

The units are currently undergoing a comprehensive refurbishment programme, incorporating new external cladding, loading doors to each unit, WC's and kitchenette facilities.

Units 9A-D are of concrete portal frame construction with an eaves height of 3.25m, whilst units 9 & 10 are both of steel portal frame construction with an eaves height of 5m.

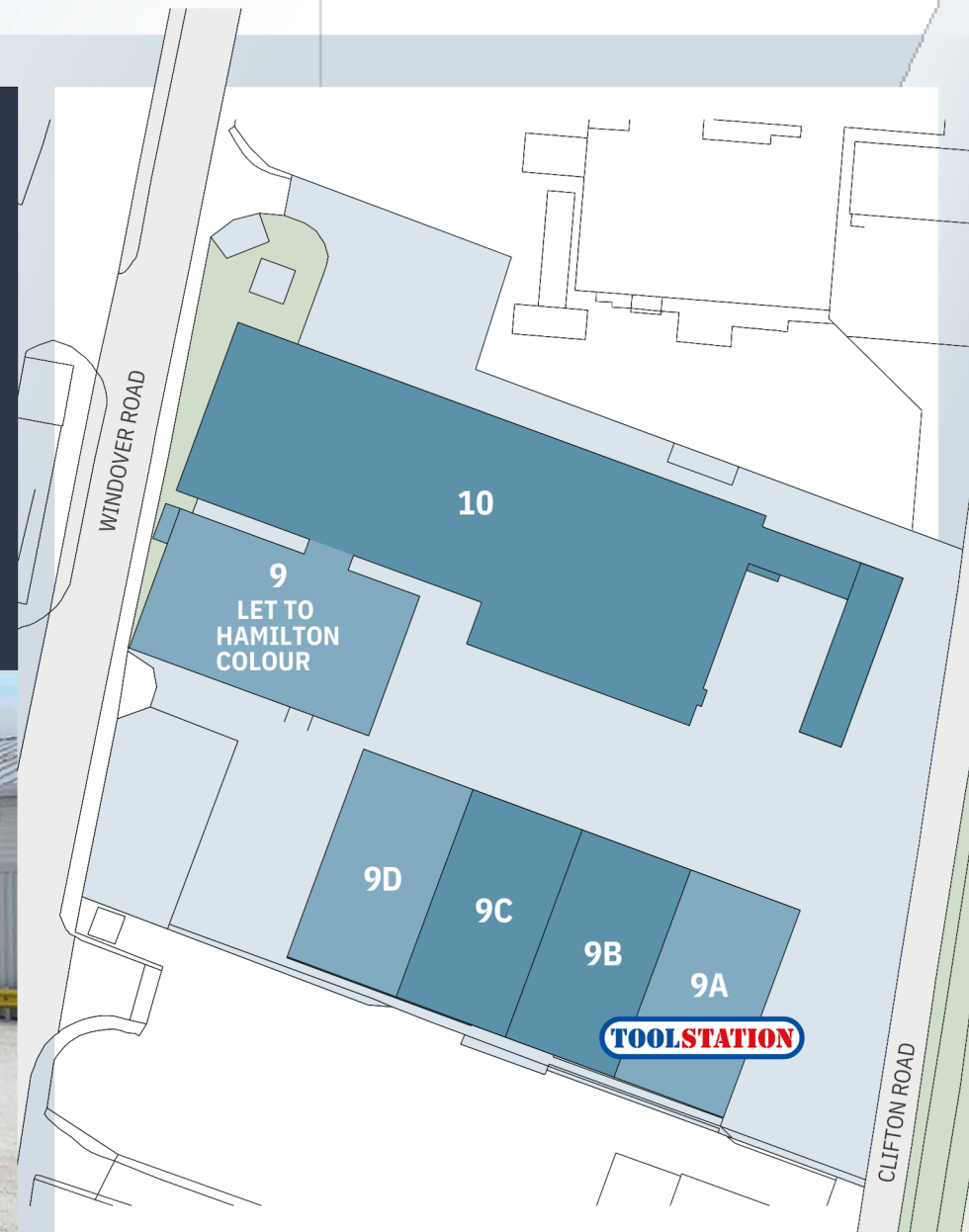
The entire site is surrounded by a secure fenced with a gated entrance from Clifton Road.

## Accommodation

	Size (sq ft)	Size (sq m)
Unit 10	20,945	1,945.85
Unit 9	LET TO HAMILTON COLOUR	
Unit 9A	LET TO TOOLSTATION	
Unit 9B	4,500	418.06
Unit 9C	4,500	418.06
Unit 9D	4,500	418.06



Unit 10 Yard



# 9-10

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(418-1,946 sq m)

## Location

The units are located on Clifton Road, Huntingdon, approximately 1 mile away from the town centre, on the principle industrial estate for the town.

Nearby amenities can be found at Greggs, Lidl and Tesco. Nearby occupiers include Hotel Chocolat, Screwfix, Wickes, Toolstation, Topps Tiles and Easy Bathrooms.

Huntingdon is approximately 60 miles north of London, 16 miles West of Cambridge and 19 miles south of Peterborough.



Unit 9B-D Interior



Unit 10 Interior



# 9-10

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4,500-20,945 sq ft  
(418-1,946 sq m)



Unit 9B-D Exterior

## Tenure

New FRI lease on terms to be agreed.

## EPC

The units have an EPC rating of C.

## VAT

VAT will be charged at the prevailing rate.

## Service Charge

A service charge will be levied for the upkeep and maintenance of the estate.

## Rateable Value

To be assessed separately.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Contact

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