



- + Industrial/Storage Unit with Yard and Office Space
- + 4,627 sq ft / 429.88 sq m
- + Great Access to A1, St Neots and Cambridge
- + Good Sized Yard



**To Let**

**£30,000 Per Annum**

**Industrial/Storage Unit With Office And Yard, 24 Thrapston Road, Spaldwick, PE28 0TA**

# Industrial/Storage Unit With Office And Yard, 24 Thrapston Road, Huntingdon, PE28 0TA

## Description

The property comprises of a self-contained distribution warehouse and yard with office space, toilet facilities, kitchenette and internal storage. The warehouse has concrete flooring, block walling and cladding above. The unit benefits from a roller shutter loading door to the front and a personnel door. The office has been redecorated and new carpets fitted.

## Accommodation

Office - 67.98 sq m / 731.73 sq ft

Kitchen - 3.6 sq m / 38.75 sq ft

Internal - 10.5 sq m / 113 sq ft

Warehouse - 347.8 sq m / 3743.69 sq ft

## Location

The unit is situated just off the A14 offering good access to the A1. It's located in Spaldwick which is 7 miles from Huntingdon and 12 miles from St Neots.

## Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

## Terms and Tenure

The premises are to be offered to let by way of a new fully repairing and insuring lease on terms to be agreed.

## Business Rates

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a current ratable value of £23,250.00. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

## Planning

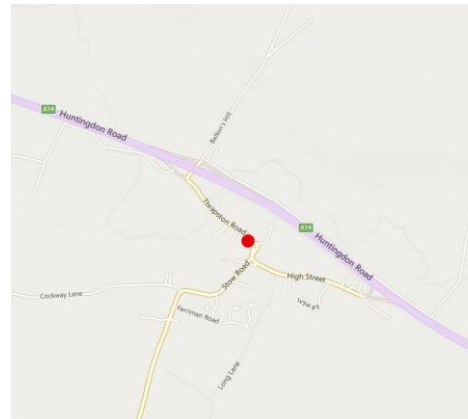
We understand the premises benefits from Class B2 use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority on the 01234 267422.

## VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

## Energy Performance Certificate Rating

The property has an Energy Performance Certificate Rating of D, a copy of the full EPC report is available on request.



To arrange a viewing, please call:  
**Bedford Commercial**  
01234 351000 option 2



## Land and Property Professionals

**118 Bromham Road  
Bedford  
MK40 2QN**

## Agent's Notes

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