

PRELIMINARY DETAILS



Industrial – 129,222 sq ft (12,005 sq m)

In Brief

- Established Industrial Location.
- Long Leasehold
- Rent on application.

**UNIT 2 ST PETERS ROAD
INDUSTRIAL ESTATE,
HUNTINGDON, PE29 1DF
TO LET**

Location

St Peters Road industrial estate is located in northern Huntingdon. The estate is an established commercial location, the principle estate serving Huntingdon. The estate provides great access to the A14 (2.2 miles) and the A1/M (4.3 miles) which provide a pathway to the Felixstowe docks (89 miles) and London (74 miles). Immediately adjacent is the Stukeley Meadows Industrial Estate.

Huntingdon is an expanding market town, strategically located 18 miles south of Peterborough and 20 miles north of Cambridge. Huntingdon Railway Station (1.6 miles) provides fast access to London and Cambridge.

Companies located nearby include B&Q, GPS PE Pipe Systems and Wickes.

Description

The property comprises a portal frame building with brick and clad elevations and profile sheet roof. With an eaves height of 5.34 m. The unit, constructed in the late 1980's, boasts 4 dock level doors, three access doors, a large yard as well as office accommodation over two floors, towards the rear of the property.

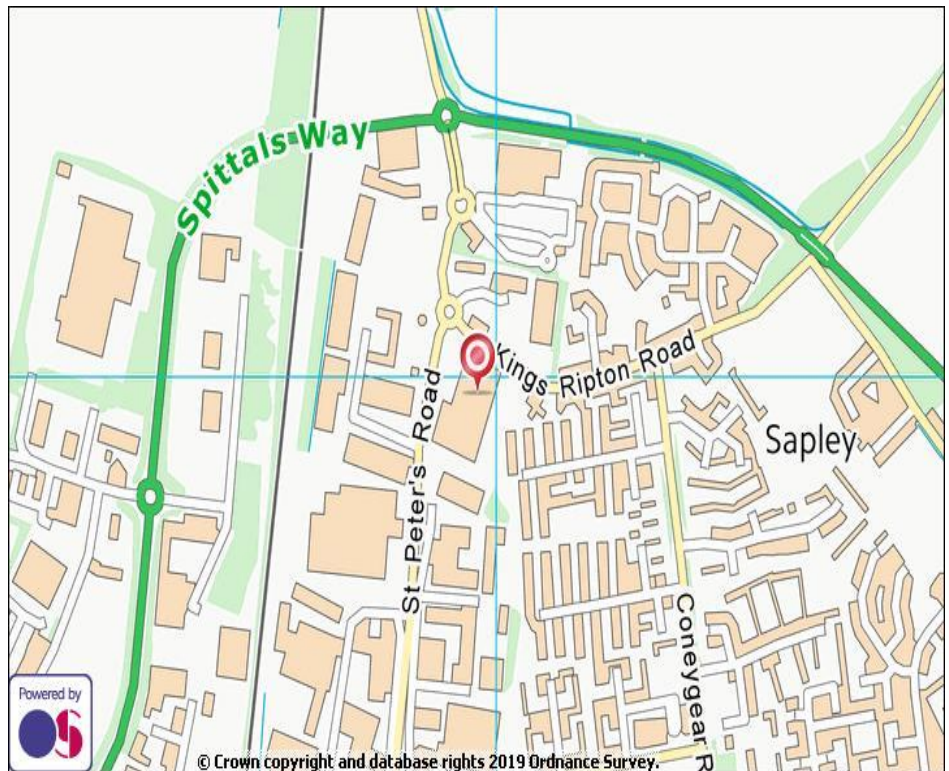
Business Rates

From information provided by the gov.uk website we understand, as of April 2017, the unit has a Rateable Value of: £395,000.

For the year commencing 1 April 2019, rates payable is normally charged at 50.4p in the pound. The Rateable Value will need to be re-assessed for lettings of separate units.

Value Added Tax

VAT will be payable in addition to rent and service charge.



Accommodation

The property provides the following approximate accommodation measured on a gross internal area basis, in accordance with the RICS Code of Measuring Practice.

Warehouse	TBC sq ft (TBC sq m)
Ground & First Floor Offices	TBC sq ft (TBC sq m)
Total GIA	129,222 sq ft (12,005 sq m)

Additional Information

Terms

Available on a long lease. Terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Bidwells.

EPC

Available upon request

Postcode

PE29 1DF

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