

9-10 CLIFTON ROAD

HUNTINGDON | 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
SPRING 2022

TOOLSTATION



9-10

CLIFTON ROAD | HUNTINGDON | PE29 7EJ

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.

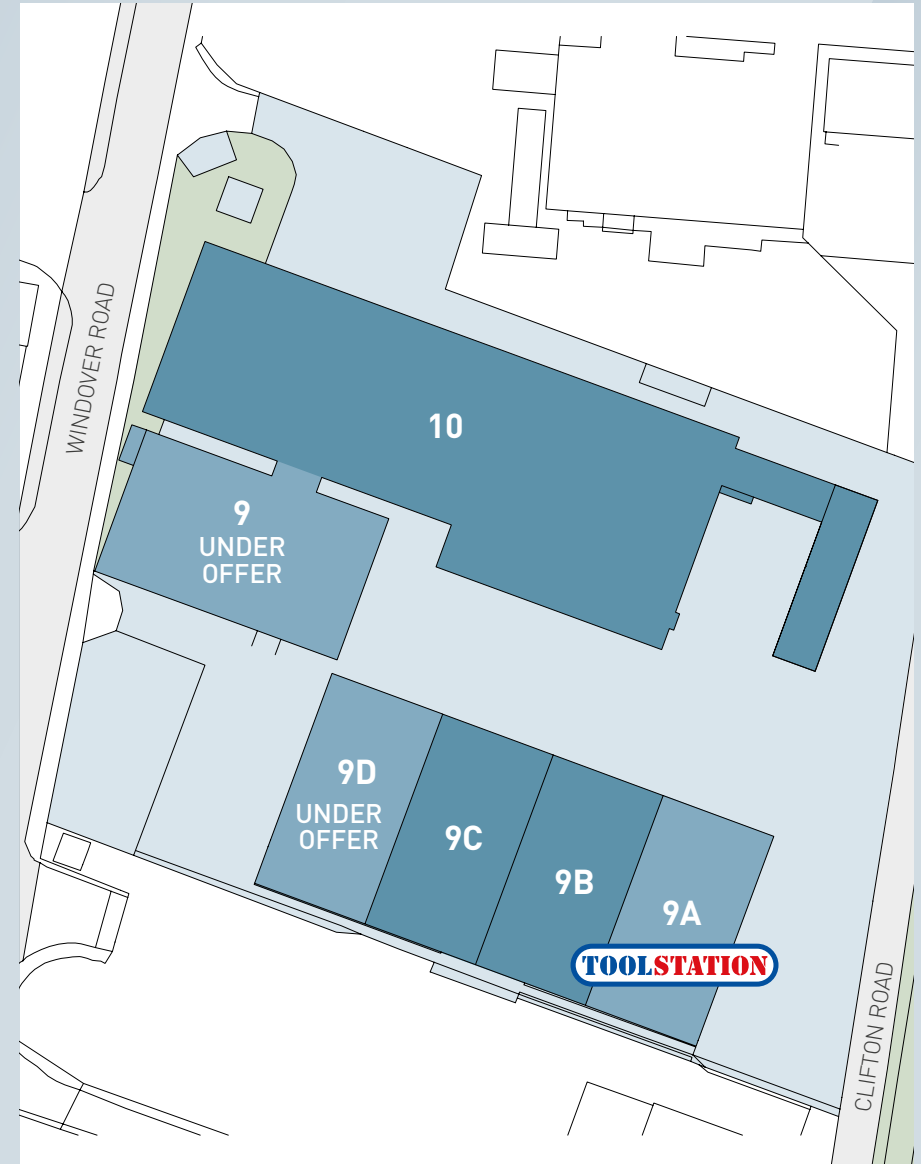
The units are currently undergoing a comprehensive refurbishment programme, incorporating new external cladding, loading doors to each unit, WC's and kitchenette facilities.

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	UNDER OFFER	
Unit 9A	LET TO TOOLSTATION	
Unit 9B	4,500	418.06
Unit 9C	4,500	418.06
Unit 9D	UNDER OFFER	



9-10

CLIFTON ROAD | HUNTINGDON | PE29 7EJ

4,500-20,945 sq ft
(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.



9-10

CLIFTON ROAD | HUNTINGDON | PE29 7EJ

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



CGI for indicative purposes only

Tenure

New FRI lease on terms to be agreed.

EPC

The units have an EPC rating of C.

Rateable Value

To be assessed separately.

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.

Legal Costs

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

Contact

Sam Sutton

07794 081 052

ssutton@phillipsutton.co.uk

Brodie Faint

07852 529 977

bfaint@phillipsutton.co.uk



Rory Banks

01223 559163

rory.banks@bidwells.co.uk



Misrepresentation Act, 1967. Phillips Sutton Associates for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy them by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton Associates has any authority to make or give any representation of warranty whatever in relation to this property. May 2022. Design by carve-design.co.uk 15034/11