



Modern Manufacturing/Warehouse facility available  
57,742 sq ft (5,364 sq m)

## 1- 3 TOWER CLOSE, HUNTINGDON, CAMBRIDGESHIRE PE29 7YD TO LET

### In Brief

- Available as a whole
- External yard and approximately 94 car parking spaces
- Great access to Huntingdon bypass linking to newly improved A14.

### Location

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. Huntingdon is well connected with great access to the newly improved 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).

The property is situated in the established industrial area of St. Peter's Rd to the north-east of the town. The premises are ideally situated near to amenities at the top of St. Peters Road including: Costa Coffee, KFC, McDonalds, Nandos and Tesco Extra.

### Description

This modern industrial/warehouse unit comprises a steel portal frame construction with steel profile clad with a pitched insulated roof. The building contains three individual open plan warehouse sections with connecting doorways. The property benefits from the following:

- Max clear eaves height of 8.5 m
- 2 surface level loading doors to the front of the property and a further loading bay on the return elevation of Unit 3.
- Approx. 94 car parking spaces

### Accommodation

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

#### Unit 1

Ground Floor - 11,382 sq ft  
Loading Bay - 505 sq ft  
First Floor Office - 1,232 sq ft  
(Sub Total - 13,119 sqft)

#### Unit 2

Ground Floor - 11,371 sq ft  
First Floor Office - 1,284 sq ft  
(Sub Total - 12,655 sqft)

#### Unit 3

Ground Floor - 26,635 sq ft  
First Floor Office - 5,333 sq ft  
(Sub Total - 31,968 sqft)

**Total GIA** 57,742 sq ft (5364 sq m)

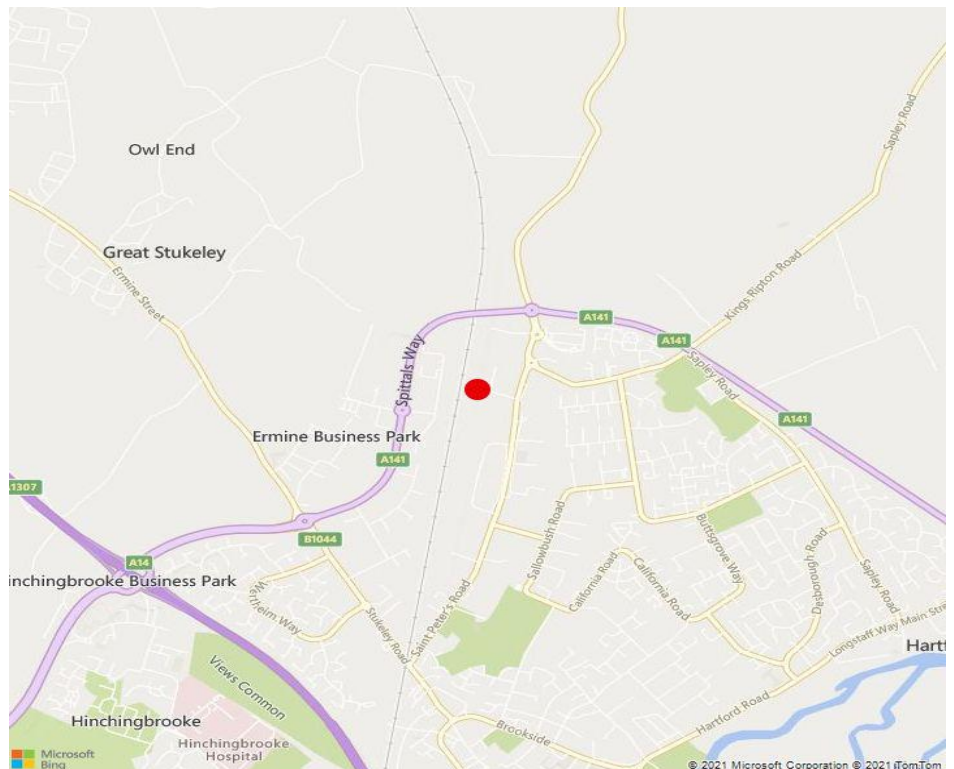
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### Additional Information

#### Terms

The premises are available by way of a new lease. The unit is available as a whole.

#### Legal Costs

Each party to bear their own legal costs.

#### Viewing

Strictly by appointment with Bidwells or joint agents Eddisons

#### EPC

The property has an EPC banding of E (103). A copy of the EPC is available upon request.

#### Value Added Tax

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

#### Business Rates

The current rateable value for the property is £239,000 per annum.

For the year commencing 1st April 2021, rates payable is normally charged at 51.2p if the RV is £51,000 or more and 49.9p if the RV is below £51,000.

For business rates information applicants should enquire directly through Huntingdonshire District Council on 03000 501 501.

#### Postcode

PE29 7YD

#### Enquiries

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