



Industrial Workshop complex with large yard Size 17,889 sq ft (1,663.22 sq m)

- Total site area of 1.58 acres (all hardstanding)
- Fully fenced and gated boundary
- Established Commercial Location
- Excellent Transport Links to A14 and A1

Industrial Workshop complex with large yard – To Let

Size 17,899 sq ft (1,663.22 sq m)

Location

Huntingdon is a market town located approximately 20 miles North West of Cambridge, 18 miles South of Peterborough and approximately 2 miles to the A14 with its interchange with the A1(M). The A14 is a primary East-West route in the South-East of England connecting the major road network (M1 and M6) to the East coast ports.

Glebe Road is accessed from St. Peter's Road which is an established commercial area which has attracted the trade cluster to this location, due to the ease of access to the A14 and A141.

Description

The property comprises a former production facility with extensive areas of external storage. Supplemental to the main workshops and stores are offices, WCs and staff welfare facilities. The main workshop is of a concrete frame construction with brickwork elevations and composite cement roof sheeting. Features include:

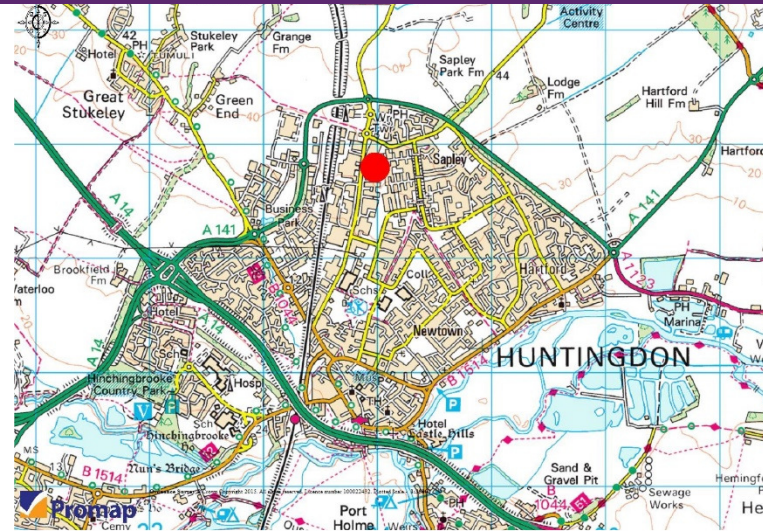
- Level access loading doors
- 3 Phase power supply
- Large secure concrete surfaced yard
- Fenced and gated boundary

Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Workshop	9,935	923.02
Dutch Barn	3,462	322
Stores/Formal Kiln	2,307	214.32
Offices/Ancillary	2,195	203.88
TOTAL	17,899	1,663.22

The total site area is 1.58 acres.



Business Rates

The property is assessed as “workshop & premises” with a 2017 Rateable Value of £59,500.

EPC Rating

TBC

Terms & Rent

The premises are available TO LET by way of a new sub-lease upon terms to be agreed drawn upon a full repairing and insuring basis. The quoting rent is £81,000 p.a.x.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

All enquiries and viewings via the sole agents.

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