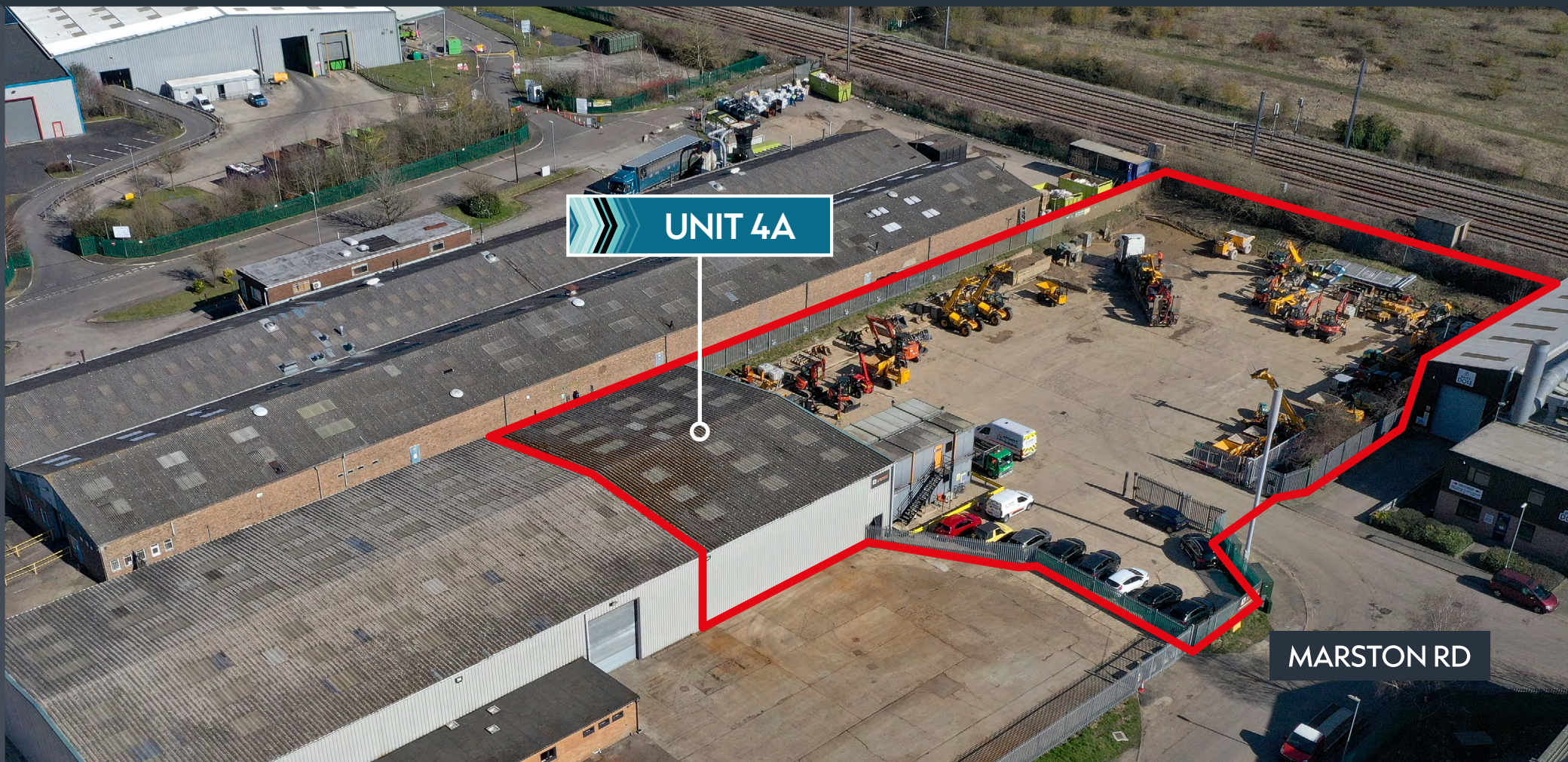




TO LET – INDUSTRIAL / WAREHOUSE UNIT

4,636 sq ft (430.69 sq m) on a site of 1.14 acres

UNIT 4A MARSTON ROAD, ST. NEOTS, CAMBRIDGESHIRE PE19 2HB



Open plan
warehouse unit



Large secure yard with
excellent parking provision



Concrete surface and palisade
fencing around the perimeter



Good eaves
height



Within 3 miles of
the A1 and A421



LOCATION

St. Neots is one of the largest towns in Cambridgeshire, with an estimated population of over 36,110. The A1 Road (which runs north-south) and the A421/A428 roads, which connects Cambridge to Bedford and Milton Keynes on an east-west axis, are both close to the town.

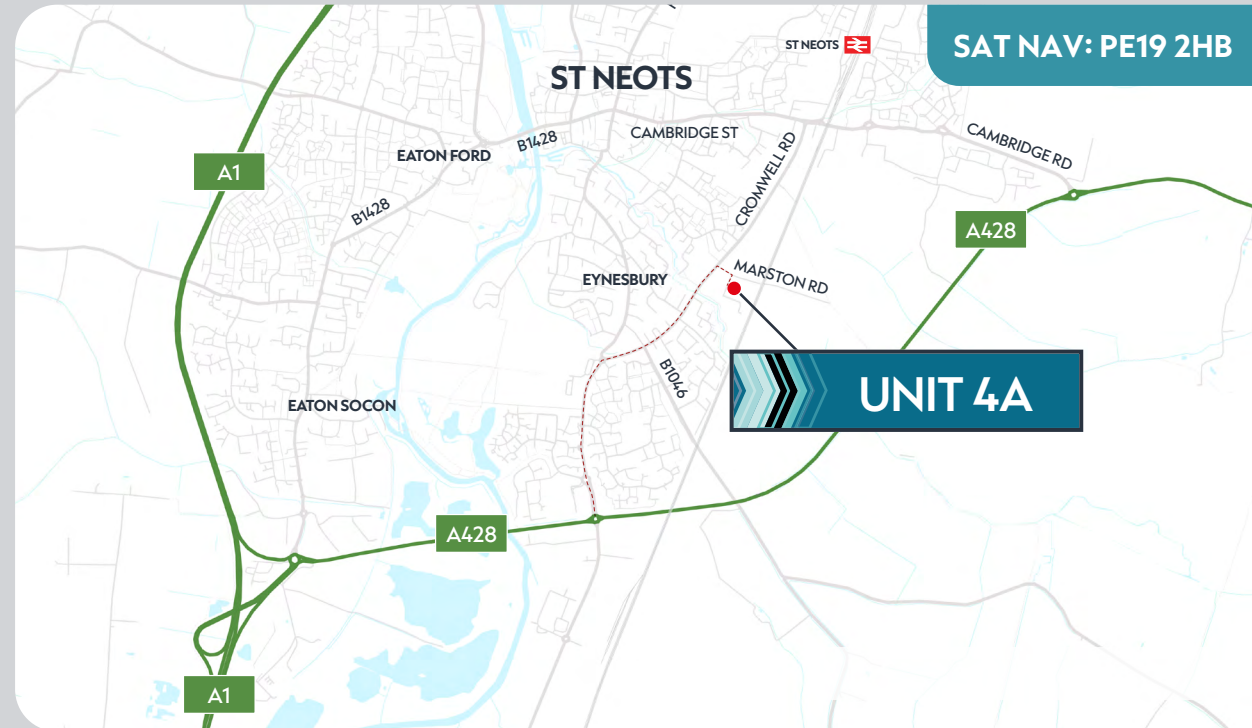
The East Coast Main Line stops at St Neots, where there are frequently half-hourly trains to Peterborough, Stevenage, and London.

SITUATION

The subject property is situated on Marston Road within the established Cromwell Road Industrial Estate. The property benefits from being located close to the A1 and having access to the A428 that connects to Cambridge.

The subject property is located around 50 miles north of London, 30 miles north of Stevenage, and 16 miles south of Huntingdon, where the A14 provides a connection between the A1 and Cambridge.

The site benefits from being situated within 1 mile of St. Neots train station that provides regular East Coast Mainline Services. Furthermore, the site is in close proximity to Longsands Road where there are frequent bus services running throughout the day.



DESCRIPTION

The subject property is a semi-detached industrial/warehouse unit of typical steel portal frame construction with a pitched roof and profile steel clad elevations extending to 430.86 sq.m / 4,636 sq.ft in size. Internally, the warehouse is made up of a sizeable open plan warehouse section with a minimum eaves height of 6.20m rising to 7.49m at the ridge. In addition, the specification includes: LED lighting, painted concrete floor, translucent roof lights and electronic shutter door.

Externally, the unit benefits from a large yard area, with a total site size extending to 1.14 acres / 49,789 sq.ft. The yard benefits from concrete surfacing, palisade fencing around the perimeter with large access gates off Martson Road and dedicated wash down area with drainage with silt catch pits installed.

TENURE

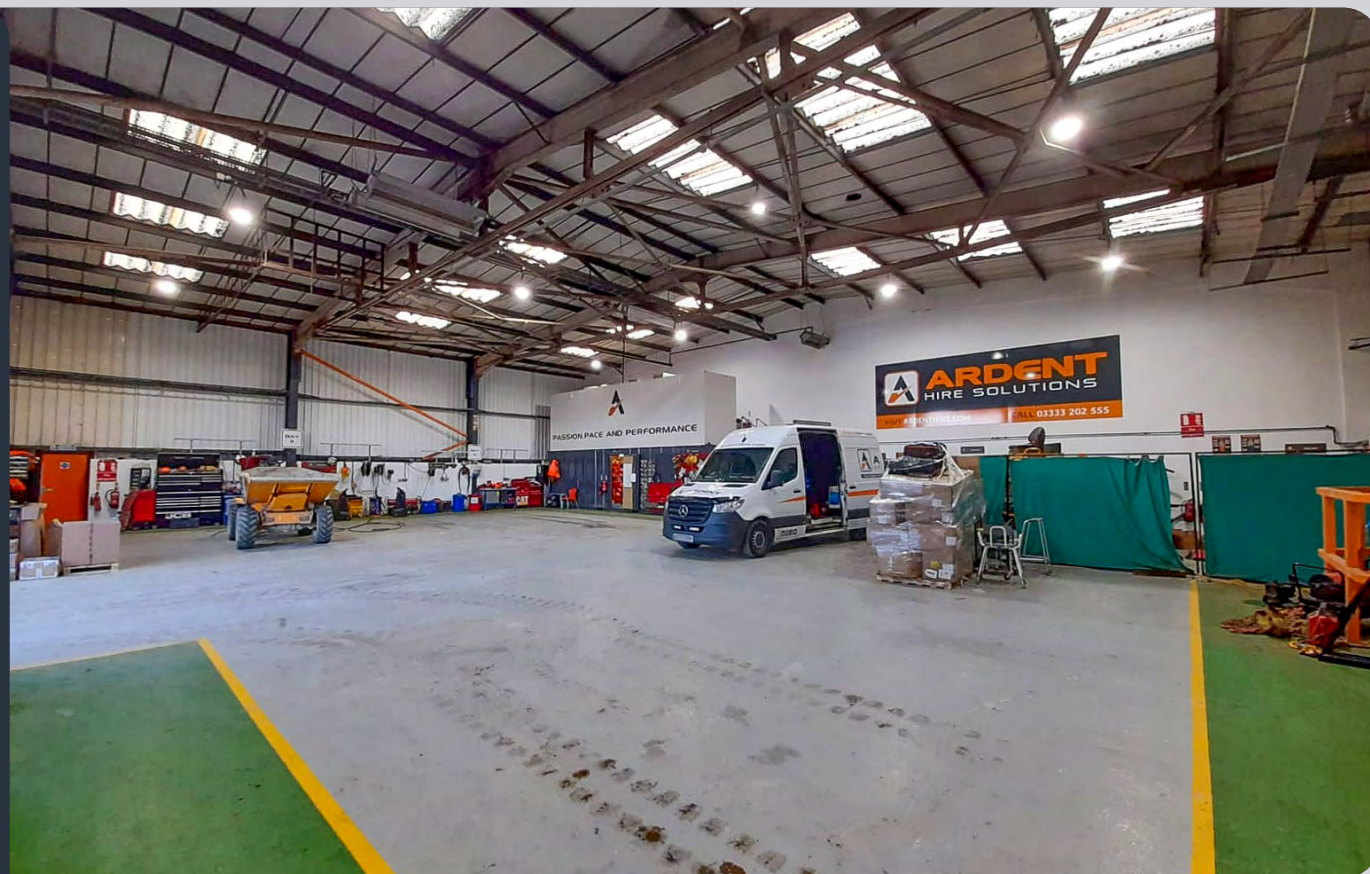
The site is available on a new full repairing and insuring lease for a term to be agreed.

RENTAL

£95,000 per annum exclusive of all other outgoings

RATEABLE VALUE

We understand from the Valuation Office Agency that the Rateable Value is £38,500. Interested parties are advised to make their own enquiries with Huntingdonshire District Council.



VAT

We are advised the Property is elected for VAT, as such all prices, premiums and rents etc. are quoted exclusive of VAT and will be applicable at the prevailing rate.

EPC

E-113 - A copy is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a new letting.

FURTHER INFORMATION

Strictly by appointment with the sole agents Lambert Smith Hampton:

**Lambert
Smith
Hampton**

01908 604 630

JOE SKINNER

(Director – Industrial & Logistics)

0773 997 3929

JSkinner@lsh.co.uk

EMMA KIBBLE

(Associate Director – Industrial & Logistics)

07395 885 801

EKibble@lsh.co.uk