



TO LET (MAY SELL) – INDUSTRIAL / WAREHOUSE UNIT

12,850 SQ. FT (1,193.81 SQ M) WITH A 0.42 ACRE SELF-CONTAINED SECURE YARD

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



Open plan warehouse unit with
ground floor office accommodation



Generous secure yard



Good clear internal height (6.2m)



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.

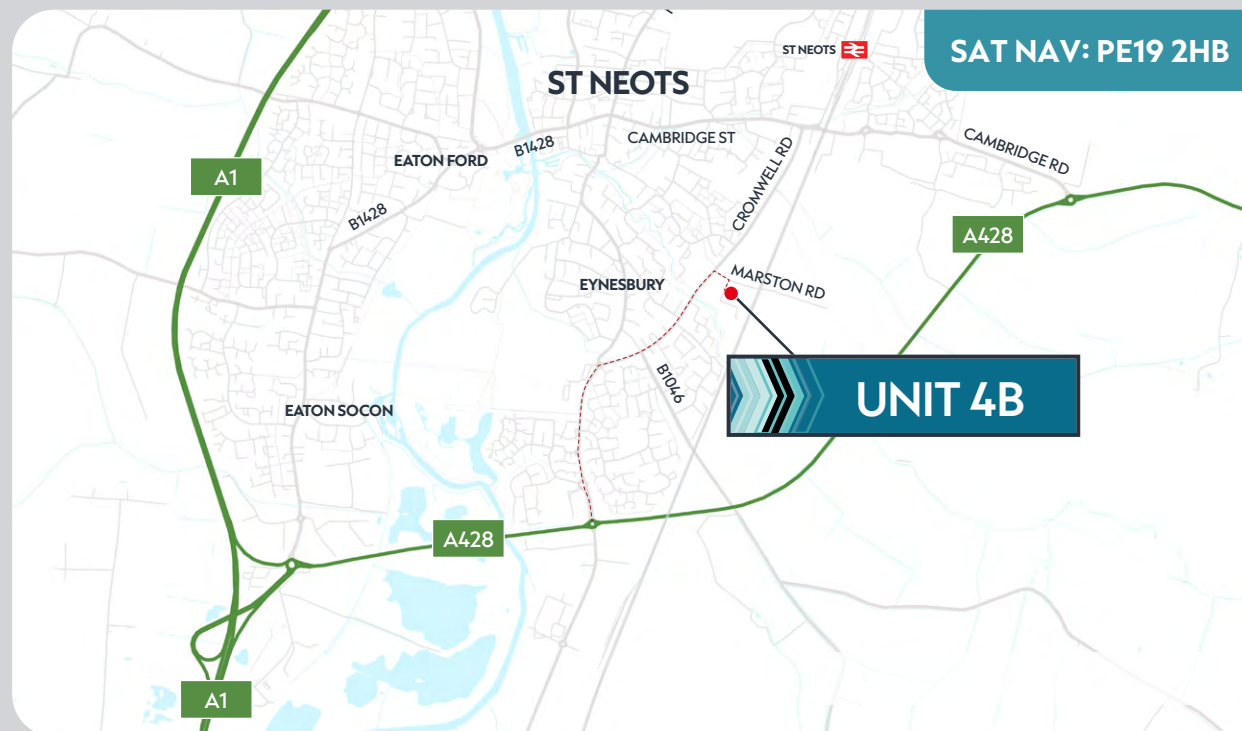
The East Coast Main Line stops at St Neots, where there are frequently half-hourly trains to Peterborough, Stevenage, and London.

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 1,193.81 sq m / 12,850 sq ft in size. Internally, the warehouse is made up of a sizeable open plan warehouse section with ground floor office and ancillary accommodation to the front.

The property is due to undergo refurbishment works and benefits from generous internal heights (with eaves at approximately 6.2 m, rising to 7.49 m at the apex) and level access loading.

Externally, the unit benefits from a large yard area extending to 0.42 acres / 18,420 sq ft. The yard benefits from concrete surfacing and palisade fencing around the perimeter with large access gates off Martson Road.

TENURE

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

RENTAL

£110,000 per annum exclusive of all other outgoings.

RATEABLE VALUE

We understand from the Valuation Office Agency that the Rateable Value is £74,000. Interested parties are advised to make their own enquiries with Huntingdonshire District Council.



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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 new certificate is being commissioned.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection

FURTHER INFORMATION

Strictly by appointment via the joint agents Lambert Smith Hampton and Eddisons:

**Lambert
Smith
Hampton**

01908 604 630

JOE SKINNER
(Director)

07739 973 929
jskinner@lsh.co.uk

LOUIS DAY
(Surveyor)

07708 479 451
lday@lsh.co.uk

POPPY NELSON
(Apprentice Surveyor)

07593 893 817
pnelson@lsh.co.uk

Eddisons

MATTHEW HUNT
(Associate Director)

07866 165 013
matthew.hunt@eddisons.com

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