



**UNIT 11 LEVELLERS LANE, EYNESBURY, ST. NEOTS, CAMBRIDGESHIRE PE19
2JL**

Rent: £33,000 pax

Size: 5,243 sq ft (487.12 sq m)

- Potential for trade counter
- Parking to front
- Established location
- Short distance from A1

LOCATION

The market town of St Neots has a population of approximately 31,165 and lies 50 miles north of London, 18 miles west of Cambridge, 11 miles northeast of Bedford and 25 miles south of Peterborough. The A1 passes the town providing excellent north/south communications, and the A14/A1 link 8 miles to the north. There is a mainline railway station with a frequent service to London (Kings Cross).

Levellers Lane comprises a well-established industrial estate forming part of the Cromwell Road industrial area, located approximately 1 mile south of St Neots town centre and benefitting from good access to the A428 which in turn provides quick access to both the A1, approximately 1 mile to the west, and Cambridge to the east.

DESCRIPTION

The premises comprises of a semi-detached industrial/warehouse unit with maximum internal dimensions of approximately 27.32m deep x 17.83m wide. Access into the building is through a pedestrian door to the front elevation or roller shutter to the front.

The property is fitted with some partitioned offices internally which may suit some occupiers. Separate kitchen and WC's are also installed. The property has an eaves height of approximately 3.28m rising to the pitch of approximately 6.8m.

Parking is available at the front of the building for approximately 5 cars and on-street parking is available on the estate.

SERVICES

Mains electricity, water, gas, and mains drainage are available in the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

RENT

£33,000 per annum exclusive plus VAT if applicable.

LEASE TERMS

The property is available upon a lease direct to the landlord with terms to be agreed.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £31,250.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party to bear their own costs.

EPC

To be confirmed.

VIEWING

Strictly by appointment with the sole agents:-

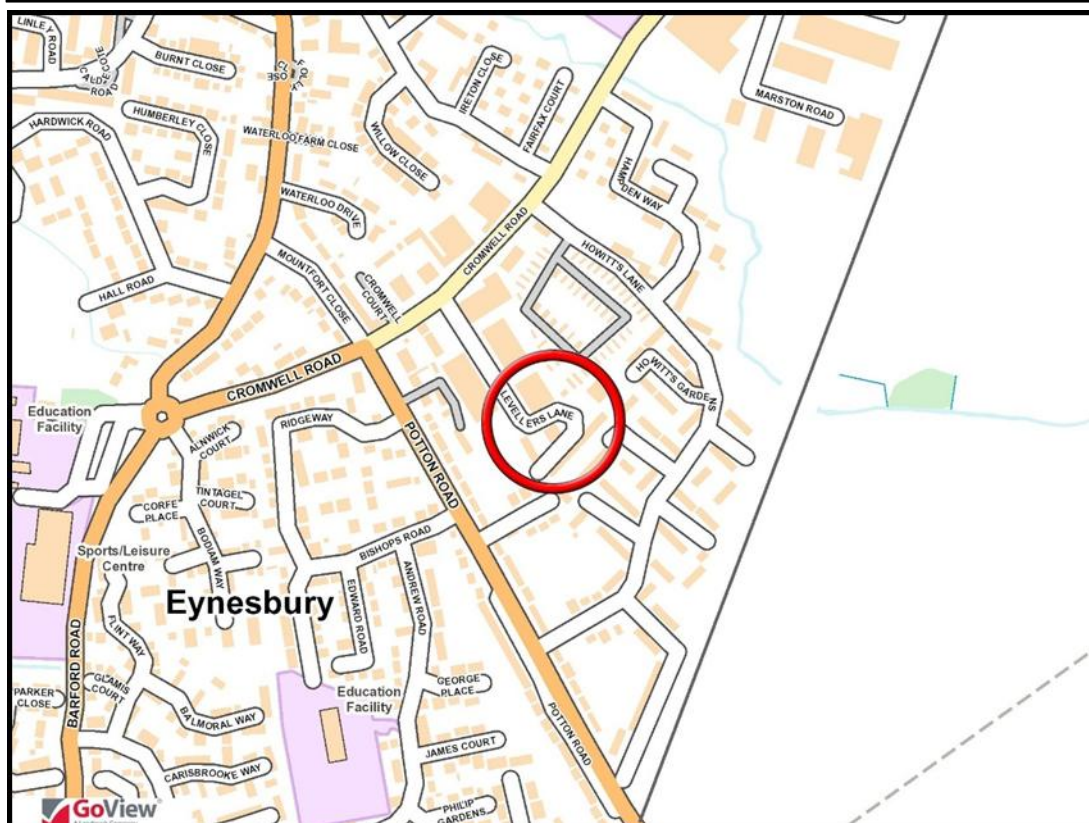
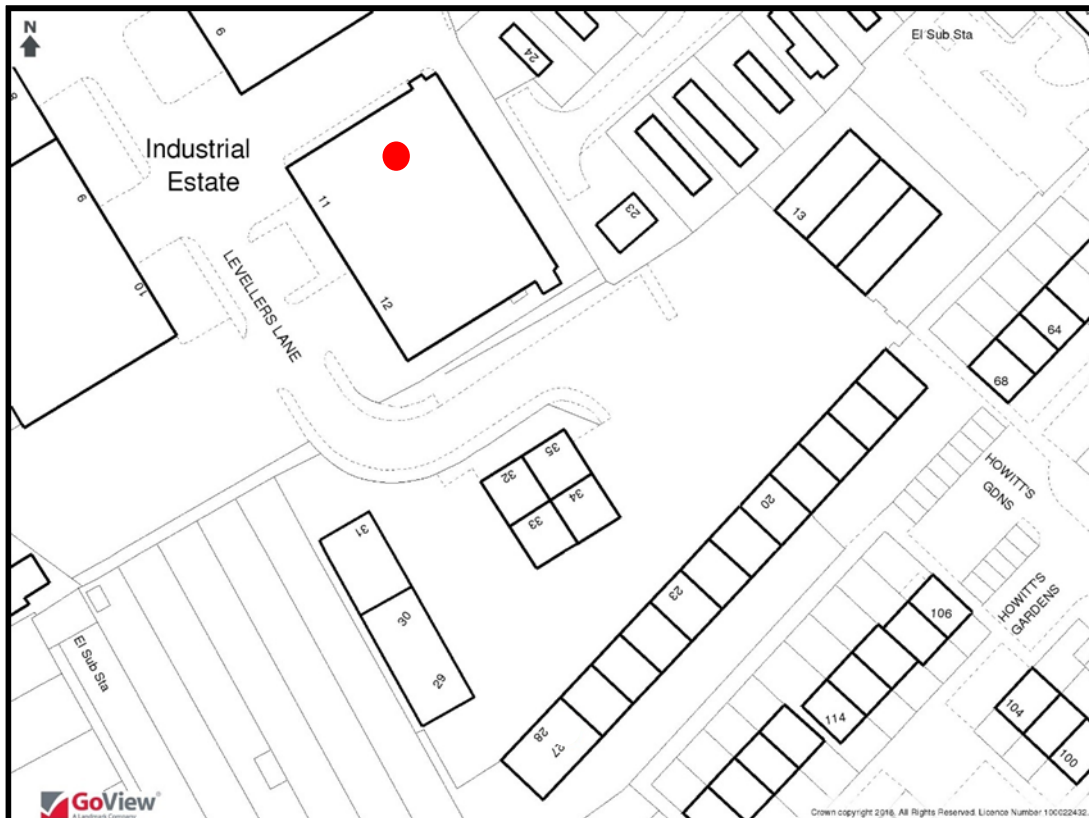
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