



TO LET / MAY SELL – TWO WAREHOUSE UNITS

CARESS HOUSE, ALINGTON ROAD, ST NEOTS, CAMBRIDGESHIRE, PE19 6YH

Front Warehouse/Office – 7,996 sq ft (743 sq m); Rear Warehouse – 5,274 sq ft (490 sq m)

Combined Total Area - 13,270 sq ft (1,233 sq m) Approx

Suitable for a Range of Uses

Prominent Location

BROWN & CO

LOCATION

St Neots is a rapidly expanding town located on the banks of the River Great Ouse with a population of well over 30,000 residents. Adjoining and nearby settlements such as Little Paxton, increase the population figure to c. 40,000 and there is a significant retail catchment beyond the immediate area.

Benefiting from its rail links to London Kings Cross (typical journey time of 45-55 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford M1 - Milton Keynes route. The opening of the A14 and A428 dual carriageways have significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face, Marks & Spencer Simply Food and Waterstones. There are a range of interesting smaller retailers and St Neots also benefits from a six-screen cinema (Cineworld) and numerous restaurants.

DESCRIPTION

The property comprises of two warehouse/industrial units built with steel cladding and frame, brick and block work walls and concrete floors.

The accommodation provides good, serviceable warehouse units with ancillary office space in part of the front facing warehouse unit. Mezzanine floors have been installed in both units. Both units benefit from WC's, shower and staff facilities.

Externally, there are circa 24 car parking spaces with generous yard and loading areas at the side of the front facing warehouse.

ACCOMMODATION

Front Warehouse/Offices

| | | |
|--------------------------------|-----------------|--------------------|
| Ground Floor | 371 sq m | 3,993 sq ft |
| Mezzanine | 66 sq m | 710 sq ft |
| Storage | 66 sq m | 710 sq ft |
| Offices (Ground & First Floor) | <u>240 sq m</u> | <u>2,583 sq ft</u> |
| Sub Total | 743 sq m | 7,996 sq ft |

Rear Warehouse

| | | |
|------------------|----------------|------------------|
| Ground Floor | 304 sq m | 3,272 sq ft |
| Staff Facilities | 12 sq m | 129 sq ft |
| Storage | 12 sq m | 129 sq ft |
| Mezzanine | 81 sq m | 872 sq ft |
| Storage | <u>81 sq m</u> | <u>872 sq ft</u> |
| Sub Total | 490 sq m | 5,274 sq ft |

Combined Total **1,233 sq m** **13,270 sq ft**

PLANNING

The property is understood to benefit from planning permission for Classes B2 (Industrial) and B8 (Storage & Distribution) uses of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the relevant Local Authority to ensure that the planning is adequate for the proposed business operation.

SERVICES

Mains water, electricity and gas services are provided to the property. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

Consideration will also be given to selling the freehold.

RENT

Guide Rent: £99,500 per annum exclusive and payable quarterly in advance by Bankers' Standing Order.

GUIDE PRICE

Guide price - £1,200,000.

VAT

It is understood that VAT is payable on the rent/sale.

BUSINESS RATES

2023 Rateable Value: £56,000

2024/2025 Rate Poundage 54.6p/£

(Note: Transitional Relief/Charge may apply)

VIEWING

Strictly by appointment through the sole letting agents:

Phil Cottingham

Tel: 01480 479089

Email: phil.cottingham@brown-co.com

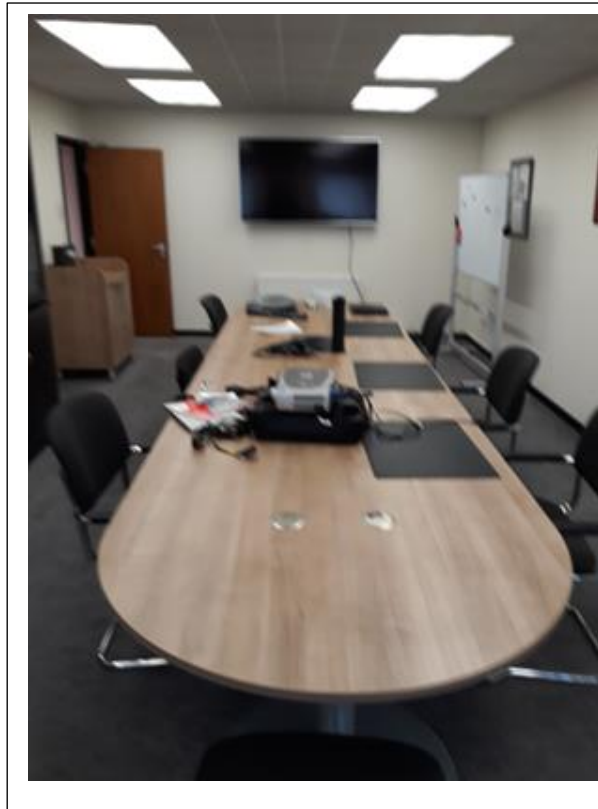
Anne McGlinchey

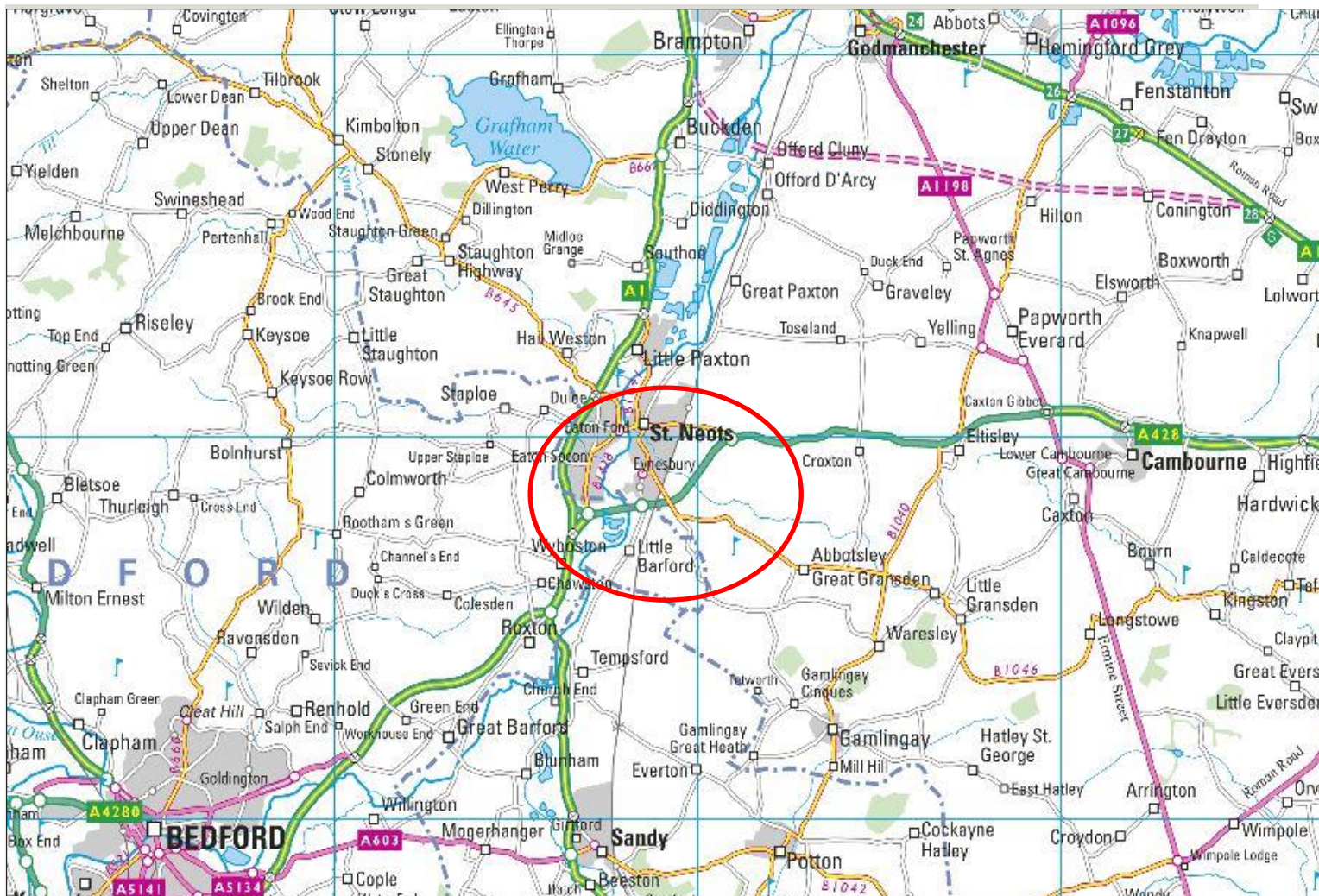
Tel: 01480 479072

Email: anne.mcglinchey@brown-co.com

EPC

The property has a D Rating.





IMPORTANT NOTICES

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