



TO LET – INDUSTRIAL/WAREHOUSE UNIT

13 Cromwell Road, St Neots, Cambridgeshire, PE19 2EU

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 Eaton Ford, Eaton Socon, Loves Farm and Wintringham, increase the population figure to c. 40,000. The retail catchment is estimated to be in excess of 80,000. St Neots has the fastest rate of population growth within the County.

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 also a range of interesting smaller retailers.

THE PROPERTY

The subject property comprises of a warehouse unit constructed with block work walls and portal frame with concrete floor. Access is via a roller shutter door.

There are 6 parking spaces adjacent to the property.

PLANNING

The property is understood to benefit from planning permission for Classes B2 (Industrial) and B8 (Storage or 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.

ACCOMMODATION

Warehouse	409 sq m	4,400 sq ft
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SERVICES

It is understood that mains electricity is connected to the property. Water is not currently connected to the property but can be provided. Drainage is to the main sewers.

Prospective occupiers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

TERMS

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

RENT

£29,000 per annum exclusive.

VAT

It is understood that VAT is payable on the letting.

BUSINESS RATES

2023 Rateable Value: to be reassessed
2025/2026 Rate Poundage 49.9p/£
(Note: Transitional Relief/Charge may apply)

EPC

The property has a D Rating.

VIEWING

Strictly by appointment through the letting agents:

Phil Cottingham
Tel: 01480 479089
Email: phil.cottingham@brown-co.com

Anne McGlinchey
Tel: 01480 479072
Email: anne.mcglinchey@brown-co.com



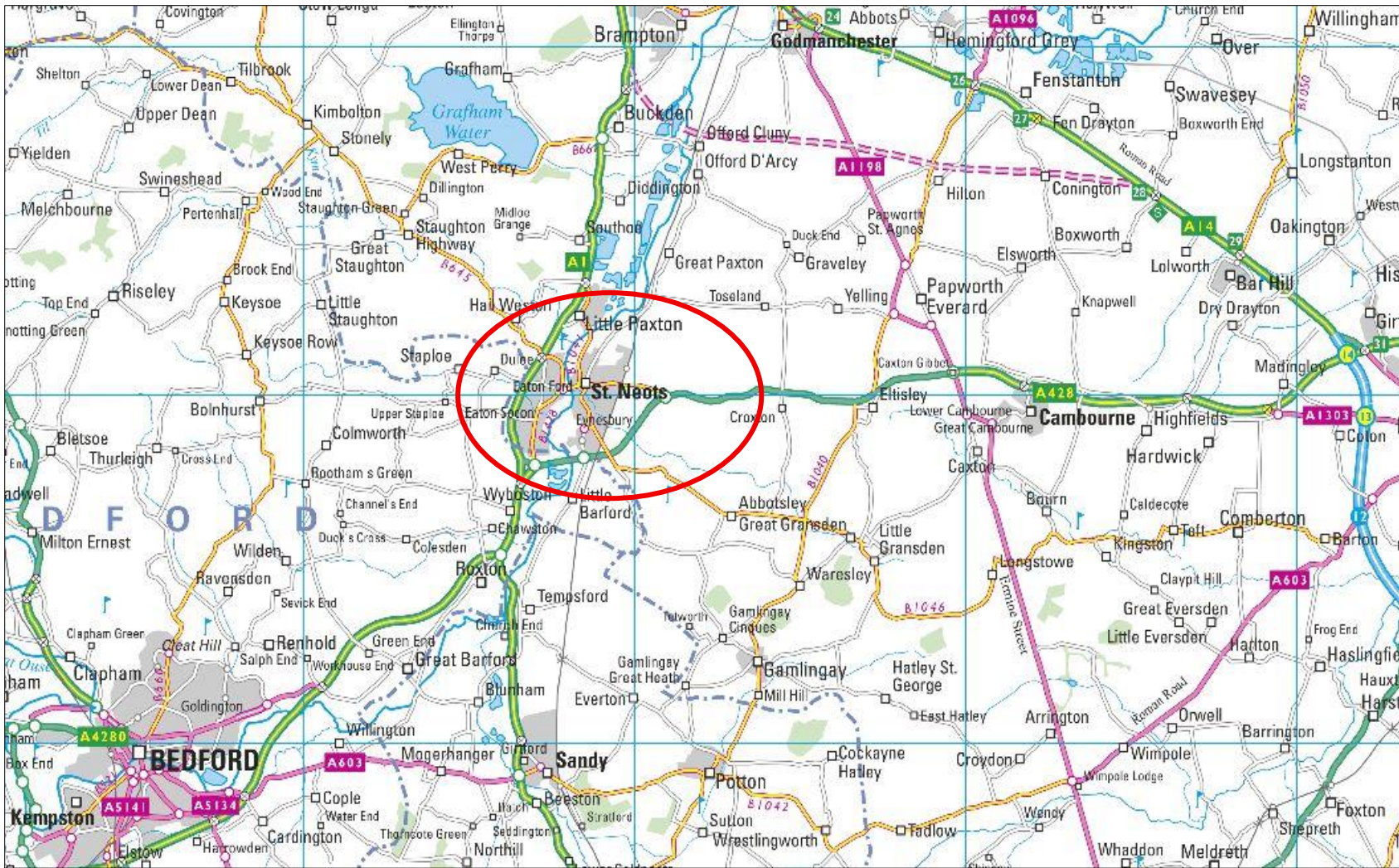


IMPORTANT NOTICES

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