



**Unit 7, Phoenix Court, St Margarets Way, Huntingdon, Cambridgeshire  
PE29 6EA**

811.116588



**BTG  
Eddisons**

# UNIT 7, PHOENIX COURT

ST MARGARETS WAY, HUNTINGDON, CAMBRIDGESHIRE, PE29 6EA



Agreement

To Let



Detail

Workshop/Industrial Unit



Rent

£28,750 pa



Size

334.20 sq m (3,597 sq ft)



Location

Huntingdon, PE29 6EA



Property ID

811.116588

**For Viewing & All Other Enquiries Please Contact:**



**STEPHEN POWER**  
MRICS MCIQB  
Director

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## Property

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The premises is an end of terrace industrial unit with a workshop/warehouse area accessed via a roller shutter loading door on the front elevation. There is a separate pedestrian access leading to a reception with separate office, kitchen and male and female WCs to the rear. The building is of steel portal frame construction with profile steel clad walls and insulated roof incorporating translucent light panels with an internal eaves height of approximately 5m. The unit benefits from 11 allocated parking spaces to the front and rear.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate gross internal floor area.

Unit	m <sup>2</sup>	ft <sup>2</sup>
7	334.20	3,597

## Energy Performance Certificate

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Rating: D (85)

## Services

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Mains electricity, gas and water are understood to be available to 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.

## Town & Country Planning

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We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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**Charging Authority:** Huntingdonshire District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £23,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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The property is available To Let, by way of a new lease on terms to

## Rent

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£28,750 per annum.

## Service Charge

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A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Details are available from the agent.

## VAT

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We understand that VAT will not be charged on the rent.

## Use

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Workshop/light industrial and storage use are permitted. Motor trade/vehicle sales and the preparation and sale of food will not be permitted.

## Legal Costs

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The prospective Tenant will be responsible for contributing towards the Landlords Legal Costs by further negotiation.

## Anti-Money Laundering

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Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The expanding town of Huntingdon has a population of approximately 24,000 and is situated 60 miles north of London, 16 miles north west of Cambridge and 19 miles south of Peterborough.

The town is strategically well located for the A14 trunk road which bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1, M11/M6 and which has recently been upgraded significantly reducing journey times, and A1 which is located 3 miles to the west of the town center. There is a main line railway station in Huntingdon with frequent services to London (Kings Cross/ St Pancras).

Phoenix Court is located within the popular Stukeley Meadows Industrial Estate and is convenient for access to both the town centre and main road networks via the A141 northern bypass.







