



01480 213811 | Phil.Cottingham@brown-co.com



TO LET

Industrial/Warehouse/Leisure Unit

Part of 9 Little End Road, Eaton Socon, St Neots, PE19 8JH

GUIDE RENT: £63,000 Per Annum

- Part of the Xtreme360 Trampoline Park
- Planning Permission for D2 Use
- Suitable for B1/B2/B8 Uses (STP)
- Within Half a Mile of A1 Trunk Road

1,177 sq m (12,672 sq ft)



St Neots

St Neots is the largest Town in Cambridgeshire located on the banks of the River Great Ouse with, according to recent estimates, over 32,500 population living within the urban area. Adjoining and nearby settlements falling within the extra urban area, such as Little Paxton, contain a population considerably in excess of 40,000 residents. When feeder communities which rely on St Neots as a hub for services are considered, the catchment is estimated to be in excess of 80,000. Furthermore, Cambridgeshire has the highest County growth rate in the UK and St Neots has the fastest rate of population growth within the County.

Benefiting from its electrified rail links to London Kings Cross (typical journey time of 50 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 route.

The Property

The property is located in an accessible position on the Eaton Socon Industrial Estate to the south of St Neots. It is within half a mile of the A1 at Wyboston. The St Neots A428 bypass provides convenient access to Cambridge some 18 miles to the east.

The building is constructed in cavity brick and blockwork with steel portal frame with profiled cladding and roofing with translucent rooflights. Main access is through a steel roller shutter door. The minimum eaves height is 6.75m approx.

The self contained unit is adjoining the Xtreme360 Trampoline Park.

Accommodation

The property was measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal areas:

| | | |
|--------------|-----------------------------|------------------------------|
| Ground Floor | 1,087.80 sq m | (11,709 sq ft) |
| Mezzanine | <u>89.47 sq m</u> | <u>(963 sq ft)</u> |
| TOTAL | <u>1,177.27 sq m</u> | <u>(12,672 sq ft)</u> |

Planning

It is understood that the property has planning permission for D2 (Leisure) uses.

Interest is invited from industrial occupiers as well as parties that might operate under D2 (Leisure) planning.

Services

Mains water, gas, single and 3-phase electricity and telecom services are connected to the property. Drainage is to the mains sewers.

Interested parties will 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.

Car Parking

Car parking spaces are available for the exclusive use of the tenant.

Terms

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

Rent

Guide Rent: £63,000 per annum exclusive plus VAT and payable quarterly in advance by Bankers' Standing Order on the usual quarter days.

VAT

VAT payable at the prevailing rate where applicable.

Business Rates

2017 Rateable Value: To be assessed
2018/2019 Rate Poundage 49.3 p/£
(Note: Transitional Relief/Charge may apply)

Legal Costs

Each party will be responsible for their own legal costs.

Viewing & Further Information

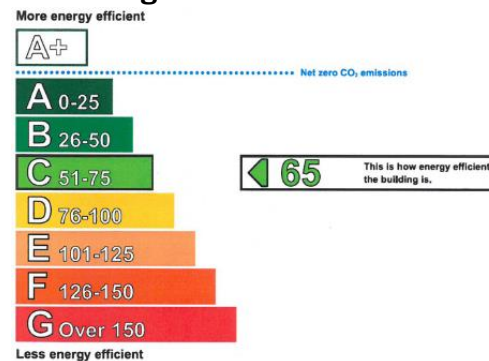
Strictly by appointment with the sole letting agent:-

Brown & Co Barfords

Howard House
17 Church Street
St Neots
PE19 2BU

Contact: Phil Cottingham
Tel: 01480 213811
Email: phil.cottingham@brown-co.com

EPC Rating





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