



Collingwood House

Alington Road, St Neots, Cambridgeshire, PE19 6YH

BROWN & CO

Collingwood House, Alington Road, St Neots, Cambridgeshire, PE19 6YH

Semi-Detached Warehouse Unit with Office Accommodation

Popular Location with Easy Access to the A1 and A428

8 Car Parking Spaces with Generous Yard and Loading Area

Eaves Height – 6.5m

Total Floor Area – 667 sq m (7,177 sq ft) Approx

TO LET

Guide Rent - £59,000 per annum



DESCRIPTION

The property is a semi-detached unit with two storey office accommodation to the front elevation incorporating a mixture of meeting rooms and private offices with a canteen and WC facilities.

The warehouse/workshop is to the rear of the property with an eaves height of approximately 6.5m.

The property has a generous yard and loading area to the side and rear with parking for approximately 8 cars to the front of the building.

LOCATION

St Neots is the largest town in Cambridgeshire located on the banks of the River Great Ouse with over 32,500 of the population living within the urban area. When feeder communities which rely on St Neots as a hub for services are considered, the catchment population is estimated to be more than 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 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 M1-Milton Keynes route. The opening of the A14 (A1/M1 link) in 1997 has also significantly improved accessibility to the Midlands and the North West.

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

ACCOMMODATION

Warehouse – 385 sq m (4,140 sq ft)
Ground and First Floor Offices – 238 sq m (2,559 sq ft)
Mezzanine – 44 sq m (478 sq ft)
Total Gross Internal Area – 667 sq m (7177 sq ft) Approx

SERVICES

It is understood that mains water and electricity 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.

TOWN AND COUNTRY PLANNING

The property benefits from planning permission for Classes B1 or E 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 the planning is adequate for their proposed business use.

RENT

Guide Rent - £59,000 plus VAT per annum exclusive.

LEASE AND RENTAL TERMS

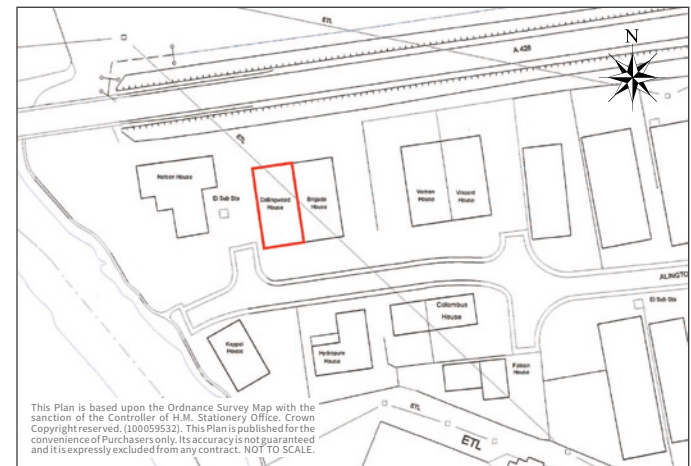
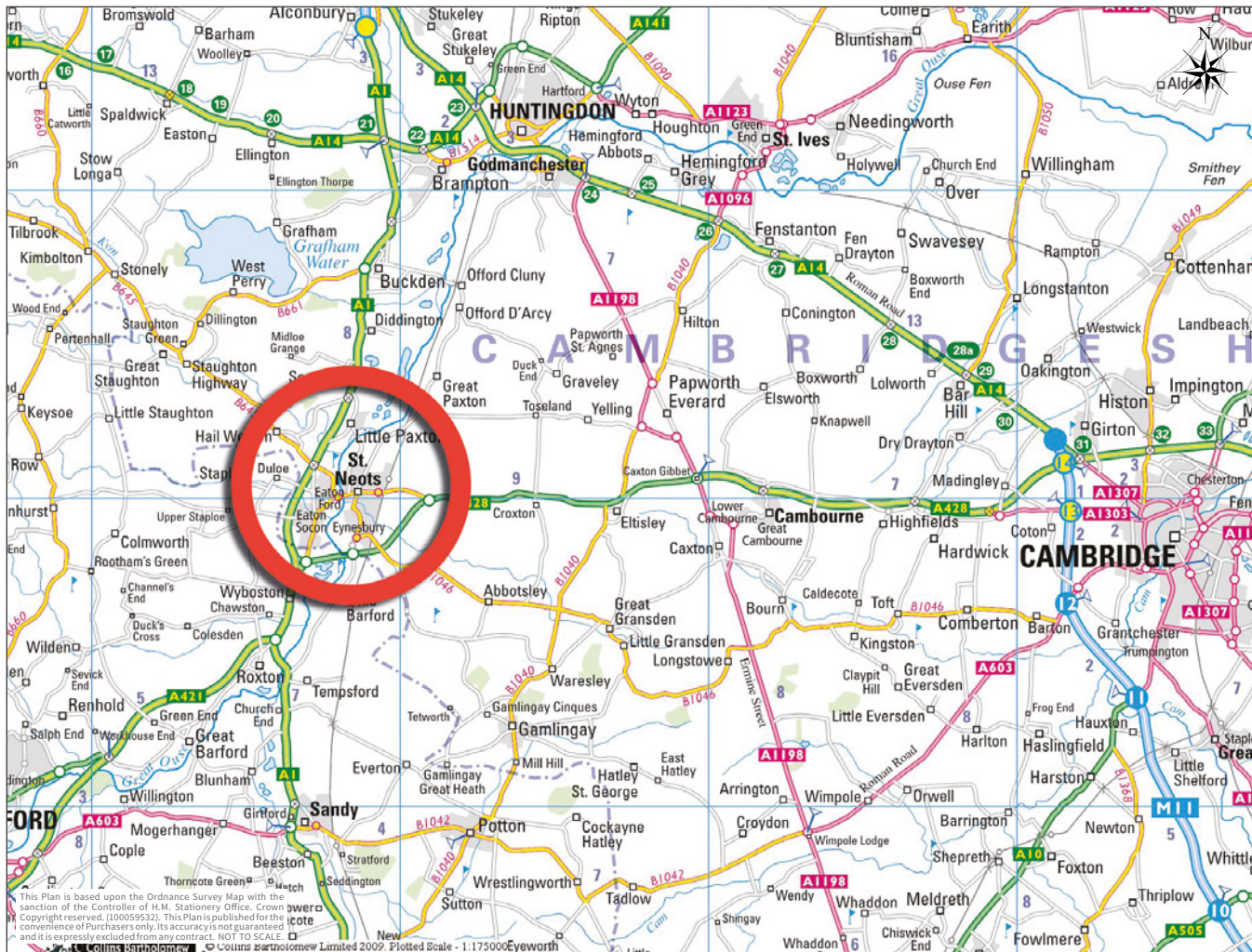
The property is available on a new Full Repairing and Insuring basis on terms to be agreed.

VAT

It is understood that VAT is payable on the transaction.

BUSINESS RATES

2023 Rateable Value: £46,250
2025/2026 Rate Pounding 49.9 p/£
(Note: Transitional Relief/Charge may apply)



EPC

The property has a D rating.

LEGAL COSTS

Each party to be responsible for their own legal and agent's costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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