

INDUSTRIAL/WORKSHOP

TO LET



Unit 4, The Meadow, Alms Close, Stukeley Meadows Industrial Estate, Huntingdon,
Cambridgeshire
PE29 6AJ
811.143151



UNIT 4, THE MEADOW

ALMS CLOSE, STUKELEY MEADOWS INDUSTRIAL ESTATE, HUNTINGDON, CAMBRIDGESHIRE, PE29 6AJ



Agreement

To Let



Detail

Industrial/Workshop



Rent

£20,000 pa



Size

148 sq m
(1,595 sq ft)



Location

Huntingdon, PE29 6AJ



Property ID

811.143151

For Viewing & All Other Enquiries Please Contact:



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Property

The Meadows is a gated development of 7 high quality industrial/workshop units built in 2021, situated within the heart of the Stukeley Meadows Industrial Estate.

Unit 4 comprises a mid terrace unit in total extending to approximately 1,595 sq ft (148 sq m), and benefits from an electric roller shutter loading door to the front elevation, together with a separate pedestrian access leading to an office/reception area. A further door leads from the office/reception into the workshop which also includes a disabled WC facility and a separate kitchenette facility.

To the front of the unit there are 3 allocated car parking spaces including a disabled space.

Accommodation

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

Area	m ²	ft ²
Total GIA	148	1,595

Energy Performance Certificate

Rating: B (40).

A copy of the EPC is available on our website.

Services

Mains electricity (3 phase), water and drainage are 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

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

Charging Authority: Huntingdonshire District Council
Description: Workshop and Premises
Rateable value: £14,750

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.

Lease Terms

The property is available by way of new lease, to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£20,000 per annum.

VAT

We understand that VAT will be charged on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

Huntingdon is an expanding town with a population of approximately 26,000 and is well connected via both the A1 (north south) and the A14 (east west) which has recently undergone a significant upgrade substantially reducing journey times to Cambridge in the east.

The Meadows is situated in the Stukeley Meadows Industrial Estate, one of the principal industrial trading estates serving Huntingdon and is home to numerous local and international businesses. The Meadows is located on Alms Close, accessed off Blackstone Road and is located approximately 1 mile to the north of Huntingdon Town Centre and only a short distance from the A141 which in turn provides access to the A14 and A1(M).







