

LIGHT INDUSTRIAL / WAREHOUSE

TO LET



Former Farm Store, Paxton Hill House, Paxton Hill, Great Paxton, St Neots, Cambridgeshire
PE19 6RA
811.143358



FORMER FARM STORE, PAXTON HILL HOUSE

PAXTON HILL, GREAT PAXTON, ST NEOTS, CAMBRIDGESHIRE, PE19 6RA



Agreement

To Let



Detail

Industrial



Rent

£7,600 pax



Size

88.36 sq m (951 sq ft)



Location

Great Paxton, St Neots
PE19 6RA



Property ID

811.143358

Viewing is strictly by appointment only. Please Contact:



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Property

The property provides a former agricultural storage unit which has been refurbished to provide an electric roller door to the front with security lighting. Internally the unit has an industrial grade insulated concrete floor and provides an open storage space measuring approximately 11.02 m long by 6.05 m wide (all measurements are approximate and based on GIA).

The unit comes fitted with a disabled WC and mezzanine office/studio. The studio has a window out to the rear and also a window into the storage area and measures approximately 21.66 sq m (233 sq ft) on a GIA basis. The internal height of the storage area is approximately 5m.

The unit may be suitable for a wide variety of uses (STP) but anything that may generate too much noise will not be considered in an effort to not constitute a nuisance to a separate adjoining residential dwelling (not included with the unit).

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	88.36	951

Energy Performance Certificate

Rating: D (90),

Services

We understand that mains water and electricity supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has been used for B2 and B8 under the permitted development regulations. The property has building regulation approval.

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

Rates

The property is yet to be assessed but we understand it is likely to benefit for qualifying small business rate relief.

Rent

£7,600 per annum exclusive payable by equal calendar monthly payments in advance.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

No VAT is payable in respect of the rental.

Legal Costs

The property is available on a licence agreement, subject to discussion.

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

The property is situated within private grounds close to the village of Great Paxton just to the north of the town of St Neots. The grounds are situated on the B1043 which connects St Neots and Godmanchester/Huntingdon. Please see attached location plan for further information.

To find the subject property proceed along the B1043 from St Neots approximately until going over the railway bridge whereupon the turning for Paxton Hill House will be approximately 200 yards further on the right. When entering Paxton Hill House, the driveway bears round to the left where the property will be in-front of you.





