

INDUSTRIAL

TO LET



Unit 33, Levellers Lane, Eynesbury, St Neots, Cambridgeshire  
PE19 2JL  
811.113474



# UNIT 33, LEVELLERS LANE

EYNESBURY, ST NEOTS, CAMBRIDGESHIRE, PE19 2JL



## Agreement

To Let



## Detail

Industrial



## Rent

£8,750 pax



## Size

108.36 sq m (1,166 sq ft)



## Location

St Neots, PE19 2JL



## Property ID

811.113474

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



## Matthew Hunt

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## Property

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The units form part of a well established industrial estate, approximately 1 mile from the town centre and allows good access to the A1 and A428.

The site comprises a series of lock-up industrial/workshop units with loading door and forecourt parking.

## Energy Performance Certificate

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Rating: E (107).

## Services

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We understand that mains water, electricity, gas and drainage supplies are available 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

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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:** Workshop and Premises  
**Rateable value:** £7,000

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 upon a lease direct to the landlord with terms to be agreed.

## Availability

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### Unit 33

Ground floor	55.97 sq m	602 sq ft
Mezzanine	52.39 sq m	564 sq ft
<b>Total GIA</b>	<b>108.36 sq m</b>	<b>1,166 sq ft</b>

## Rent

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£8,750 per annum exclusive.

## VAT

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We understand that VAT is not applicable in this instance.

## Legal Costs

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

## Anti-Money Laundering

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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 market town of St Neots has a population of about 26,000 and lies 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes the town providing excellent north-south communications, with the A14 junction (A1/M1 link) 8 miles to the north at Huntingdon, and the A428 Black Cat interchange approximately 3 miles to the south, which in turn provides direct access to Bedford and is due to shortly be upgraded to extend to Cambridge. The town benefits from a main line railway station with frequent services to London (St Pancras International).

Levellers Lane comprises a well-established industrial estate forming part of the Cromwell Road industrial area, located approximately 1 mile south of St Neots town centre and benefitting from good access to the A428 which in turn provides quick access to both the A1, approximately 1 mile to the west, and Cambridge to the east.







