robinson hall

- Two Storage Units available to let separately or as a whole
- From 4,006 sq ft / 372.18 sq m
- Secure Location
- On Site Parking
- Good access links – A14 and A1
- Available immediately

TO LET

From £30,000 per annum

Units 1 & 2, Manor Farm, Main Street, Old Weston, Huntingdon PE28 5LP

Units 1 & 2, Manor Farm, Main Street, Old Weston, Huntingdon, PE28 5LP

Description

Two storage units in an excellent location close to Alconbury. The units are secure and accessible via an automatic entrance gate off Main Street.

The units benefit from a mixture of roller shutter and sliding doors, lighting and concrete floors. Three phase power is available.

Unit 1 – 573.52 sq m / 6,173 sq ft	£43,250 per annum
Unit 2 – 372.18 sq m / 4,006 sq ft	£30,000 per annum

There is external parking on site.

The Landlord is in process of installing new roller shutter doors and personnel doors to the units.

Location

The site is located within Old Weston, which is located approximately 6 miles to the west of Alconbury and 9 miles to the east of Thrapston.

Old Weston has a number of services including a public house (The Swan), a village hall and a church. There are good transport links with the A14 and A1 nearby.

Services

We understand that mains electricity is available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of new leases on terms to be agreed.

Business Rates

The properties are currently not assessed for business rates but should rates become applicable then the tenant will be responsible for payment thereof.

Energy Performance Certificate

The units do not currently require an EPC.

Planning

We understand the premises benefits from Class B8 use, Storage and Distribution, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

Service Charge

The landlords reserve the right to impose a service charge in respect of the parking and common outside areas.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

Viewings

Strictly by appointment through Robinson and Hall LLP.

what3words

The location of the property is ///jigging.common.plugs

To arrange a viewing, please call Bedford Commercial on 01234 351000 option 2

robinson + hall

Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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