



Unit 4, R/O 101 High Street, Earith, Cambridgeshire
PE28 3PF

811.1226281

Eddisons

UNIT 4, R/O 101 HIGH STREET

EARITH, CAMBRIDGESHIRE, PE28 3PF



Agreement

To Let



Detail

Industrial



Rent

£65,675 pa



Size

2,179.01 sq m (23,455 sq ft)



Location

Earith, PE28 3PF



Property ID

811.1226281

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT

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Associate Director

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Property

The property comprises a former cold store premises of steel frame construction under a pitched roof.

Internally there are a series of compartmentalised storage units arranged around a central open plan core. Access is via pedestrian or roller shutter door to the front-loading yard. There is a workshop office and series of WC's within the building. The property measures approximately 2,179.01 sq m (23,455 sq ft) on a gross internal area basis.

There is also a large concrete yard to the rear which is available but not included within the advertised rental. The yard is split level with dock level loading if required. The yard is approximately 1.6 acres.

Short-term lettings may be considered.

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	2,179.01	23,455

Energy Performance Certificate

We are awaiting an EPC.

Services

We understand that mains water, electricity and drainage 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 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: Warehouse and Premises
Rateable Value: £64,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

The property is available To Let by way of a new lease, for a term to be agreed.

Rent

£65,675 per annum.

Service Charge

A service charge may be levied to cover the upkeep and maintenance of the communal parts of the estate.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Earith is a riverside village with a range of local facilities located approximately 5 miles to the east of St Ives on the A1123. The A14, is approximately 15-20 minutes clear driving time away, and this in turn links with the A1 and the A1/M11 link terminus to the west and with the M11 at Cambridge.

To find the property proceed into Earith from Bluntisham along High Street where the property will be located on the left hand side.







