

robinson
+ hall



- + Up to 6 Storage Units
- + Let separately or as a whole
- + Rural Setting
- + From 4,572 sq ft / 424.80 sq m
- + Secure Site
- + Great access links – close to The A1 and the A14

TO LET

From £27,500 per annum

**Units 11-16 North East Farm, Cambridge Road, Eltisley, St. Neots,
Cambridgeshire PE19 6TR**



Units 11-16 North East Farm, Cambridge Road, Eltisley, St. Neots, PE19 6TR

Description

Units 11-16 comprise steel portal frame buildings which would be suitable for storage uses. The units benefit from a concrete flooring and block walling with cladding above. The units also benefit from an electric roller shutter door and 3 phase power.

From 424.80 sq m / 4,572 sq ft to 2,548.80 sq m / 27,432 sq ft

The Landlord will consider allowing a Portable office to be located inside the unit, subject to prospective tenant's request.

Location

North East Farm is located off of the A428 between St Neots and Cambridge with great links to the A1 and the A14. The units are approximately 6 miles of St Neots and 12 miles of Cambridge.

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 a new lease on terms to be agreed.

Service Charge

The landlords reserve the right to impose a service charge in respect of the private access roads, parking areas and electricity.

Business Rate

We understand that the unit is not currently rated. Please note that should the premises become liable for business rates that payment will be the responsibility of the tenant.

Planning

We understand that the unit does not have planning permission for commercial use. It is the tenant's responsibility to fully satisfy themselves in respect of the proposed use of the property.

VAT

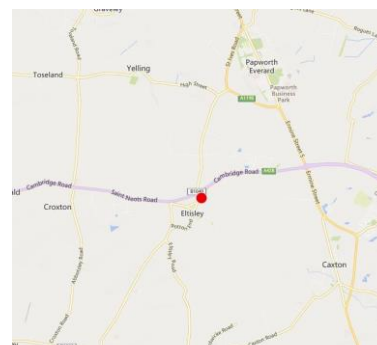
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied in addition.

Energy Performance Certificate Rating

The Units have Energy Performance Certificate Ratings as B(50), copies of the EPC reports are available on request.

Viewings

Strictly by appointment through Robinson and Hall LLP.



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



Land and Property Professionals

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

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