

robinson
+ hall

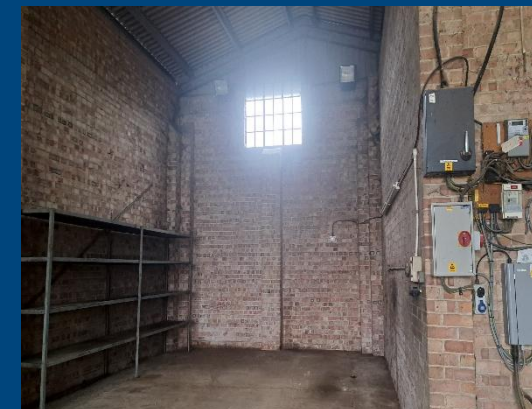


- + Storage Unit
- + 1,200 sq ft / 111.61 sq m
- + Good location, close to St Neots, Bedford and Huntingdon
- + Available Now

£9,750 Per Annum

TO LET

**Unit At Crown Farm, Moor Road, Little Staughton, St. Neots,
Cambridgeshire PE19 5BS**



Unit At Crown Farm, Moor Road, Little Staughton, St. Neots, Cambridgeshire PE19 5BS

Description

The unit is located within a farm estate just outside the village of Little Staughton, Bedfordshire. The property offers good storage space circa 1,200 sq ft / 111.61 sq m with a minimum height of 5.1 meters.

The property benefits from concrete flooring, one electric roller shutter door (width 5.74m x height 5m) and 3-phase power.

The property benefits from parking to the front.

Location

Crown Farm is located to the East of the village, Little Staughton, Bedfordshire.

The farm is situated approximately 10 miles north of Bedford, 14 miles south of Huntingdon and within easy reach of St Neots, approximately 4.3 miles.

Services

We understand that mains electricity are 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 internally repairing and insuring lease on terms to be agreed.

Energy Performance Certificate Rating

The unit does not currently require an EPC.

Business Rate

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

Planning

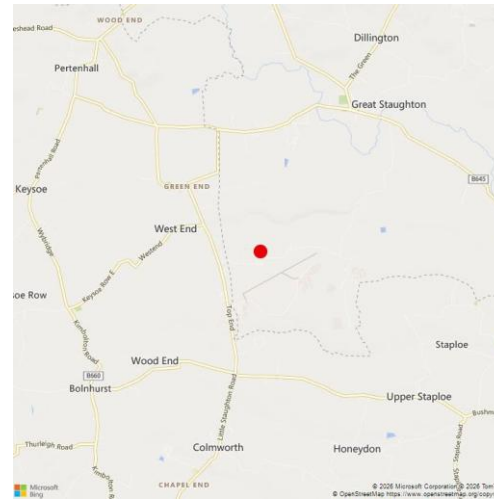
We understand that the unit does not have planning permission for commercial use. It is the tenant's responsibility to fully satisfy themselves in respect of the proposed use of the property.

VAT

All rent, 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.

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

Agent's Notes

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