

MODERN WAREHOUSE WITH OFFICES

TO LET



**12 Glebe Road, Huntingdon, Cambridgeshire
PE29 7DY**

811.1224655



**BTG
Eddisons**

12 GLEBE ROAD

HUNTINGDON, CAMBRIDGESHIRE, PE29 7DY



Agreement

To Let



Detail

Industrial



Rent

£125,000 pa



Size

1,359.13 sq m (14,630 sq ft)



Location

Huntingdon, PE29 7DY



Property ID

811.1224655

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER
MRICS MCIQB
Director

stephen.power@eddisons.com

07866 165016

01480 451578

Property

A prominently located end of terrace warehouse of steel portal frame construction with profile steel cladding to both walls and roof. To the front elevation there are single storey offices with facing external brickwork.

The offices are accessed by a pedestrian door from the front car park which leads to a reception facility with separate male and female WC facilities, a combination of both open plan and individual offices and meeting rooms and a staff canteen. Door leads through to the warehouse which has a separately accessed roller shutter loading door via the shared goods yard at the rear of the building, and benefits from LED lighting, 3 phase power, electricity, and roller shutter loading door.

To the front of the property is an enclosed car park for 12 vehicles. To the rear is a shared security fenced yard and loading area with further parking.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor warehouse and offices	1,359	14,630
Storage mezzanine	214	2,308
Total approx GIA	1,359.13	14,630

Energy Performance Certificate

Rating: C (63)

A copy of the EPC is available on our website.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

Mains electricity, water and gas are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

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: From April 2026 - £111,000

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 Full Repairing and Insuring lease, for a term to be agreed.

Rent

£125,000 per annum.

Service Charge

A service charge is levied to cover the upkeep and maintenance of the communal areas of the estate.

VAT

We understand that VAT is payable in respect of this property.

Legal Costs

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

Anti-Money Laundering

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 expanding town of Huntingdon has a current population of approximately 24,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial upgrade which has significantly reduced journey times. The A1 lies 2 miles to the north-west of the town centre, and there is a main line railway station in Huntingdon with frequent services to London (Kings Cross/ St Pancras).

St Peter's Road is the principal trading estate serving Huntingdon and benefits from excellent access to the road network via the A141 located approximately quarter of a mile to the north of the property.

Glebe Road is one of the principle roads running parallel with St Peter's Road, and is home to a number of high profile businesses and benefitting from a prominent location.







