

INDUSTRIAL UNIT

TO LET



Unit 4, Kingfisher Court, Kingfisher Way, Hinchingsbrooke Business Park, Huntingdon,
Cambridgeshire, PE29 6AA

811.1241785



UNIT 4, KINGFISHER COURT

KINGFISHER WAY, HINCHINGBROOKE BUSINESS PARK, HUNTINGDON, CAMBRIDGESHIRE, PE29 6AA



Agreement

To Let



Detail

Industrial



Rent

£28,500 pa



Size

251.40 sq m (2,706 sq ft)



Location

Huntingdon, PE29 6AA



Property ID

811.1241785

For Viewing & All Other Enquiries Please Contact:



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Property

The property provides a modern semi-detached warehouse/workshop opportunity within the popular Hinchingsbrooke Business Park. Suitable for a variety of uses (STP) the property is ready for immediate occupation.

Internally, the property benefits from a reception lobby/office with WC leading to an open plan warehouse/workshop.

Externally, the property has allocated parking adjacent to the concrete loading apron with additional spaces within the development.

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	251.40	2,706

Energy Performance Certificate

Rating: B (28).

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: £24,500

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.

Rent

£28,500 per annum plus VAT.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

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 population of approximately 25,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre and there is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

The property is situated on the established Hinchingsbrooke Business Park, only a short distance from the junction at Brampton Hut with the A1/A14







