

01480 451578

eddisons.com

Workshop Unit - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 5, PHOENIX COURT, ST. MARGARETS WAY, HUNTINGDON,
CAMBRIDGESHIRE PE29 6EA**

Rent: £12,000 per annum

Size: 111.95 sq m (1,205 sq ft)

- Established Industrial Estate location
- 3 allocated parking spaces
- Flexible Terms available
- Close to A1/A14

LOCATION

The expanding town of Huntingdon has a population of approximately 26,000 and is situated 60 miles north of London, 16 miles north west of Cambridge and 19 miles south of Peterborough.

The town is strategically well located for the A14 trunk road which by passes the town providing a dual carriageway route linking the east coast ports with the M11, A1 and M1/M6. There is a mainline railway station in Huntingdon with frequent services to London (Kings Cross/St Pancras).

The unit is located on the Stukeley Meadows Industrial Estate and is convenient for both the A141 northern town by-pass which provides quick access to the A1 and A14 and also the town centre.



DESCRIPTION

Phoenix Court comprises 14 workshop/industrial units in two terraces either side of a central access road.

Unit 5 comprises a mid terraced industrial unit with 3 allocated forecourt parking spaces. The unit benefits from a roller shutter loading door incorporating a pedestrian access door.

Internally, the unit has a minimum eaves height of 5m and benefits from separate male and female WC's, a kitchen and a small office.

SERVICES

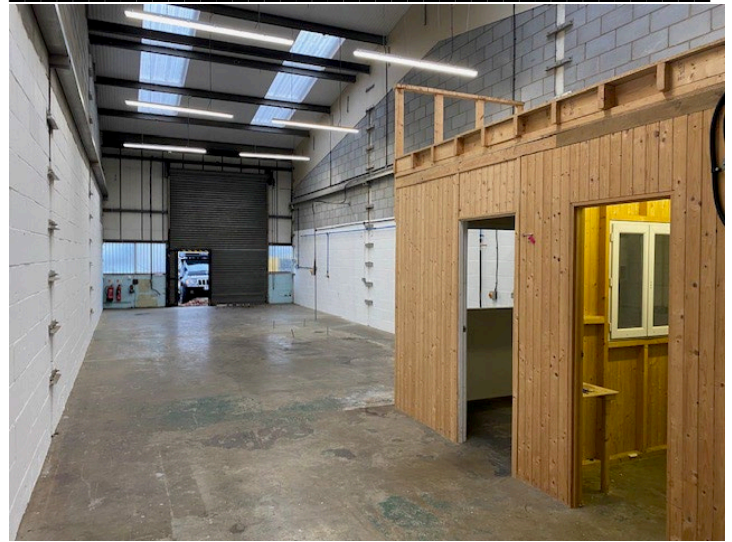
Mains 3 phase electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

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.

ACCOMMODATION

Unit 5 111.95 sq m 1,205 sq ft

All measurements are approximate and calculated on a gross Internal area basis.



BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £9,200.

Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2024/25 for a UK registered business for which this will be its only occupied commercial premises.

RENT

The rent is £12,000 per annum.

VAT

We understand that VAT will not be charged on the rent.

LEGAL COSTS

The prospective Tenant will be responsible for contributing towards the Landlords Legal Costs by further negotiation.

EPC

The property has an EPC of E (103). A copy of the EPC is available on our website.

For more information, visit eddisons.com
T: 01480 451578

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PLANNING

We understand from Huntingdonshire District Council, that the property benefits from B1 and B8 planning permission.

Interested parties should make their own enquiries to Huntingdonshire District Council planning department.

TIMING

The property is immediately available.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Details are available from the agent.

LEASE TERMS

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

VIEWING

Strictly by appointment with the sole agents: -

Eddisons
150 High Street
Huntingdon
Cambridgeshire
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

811.116588.V1 Unit 5 250103rv



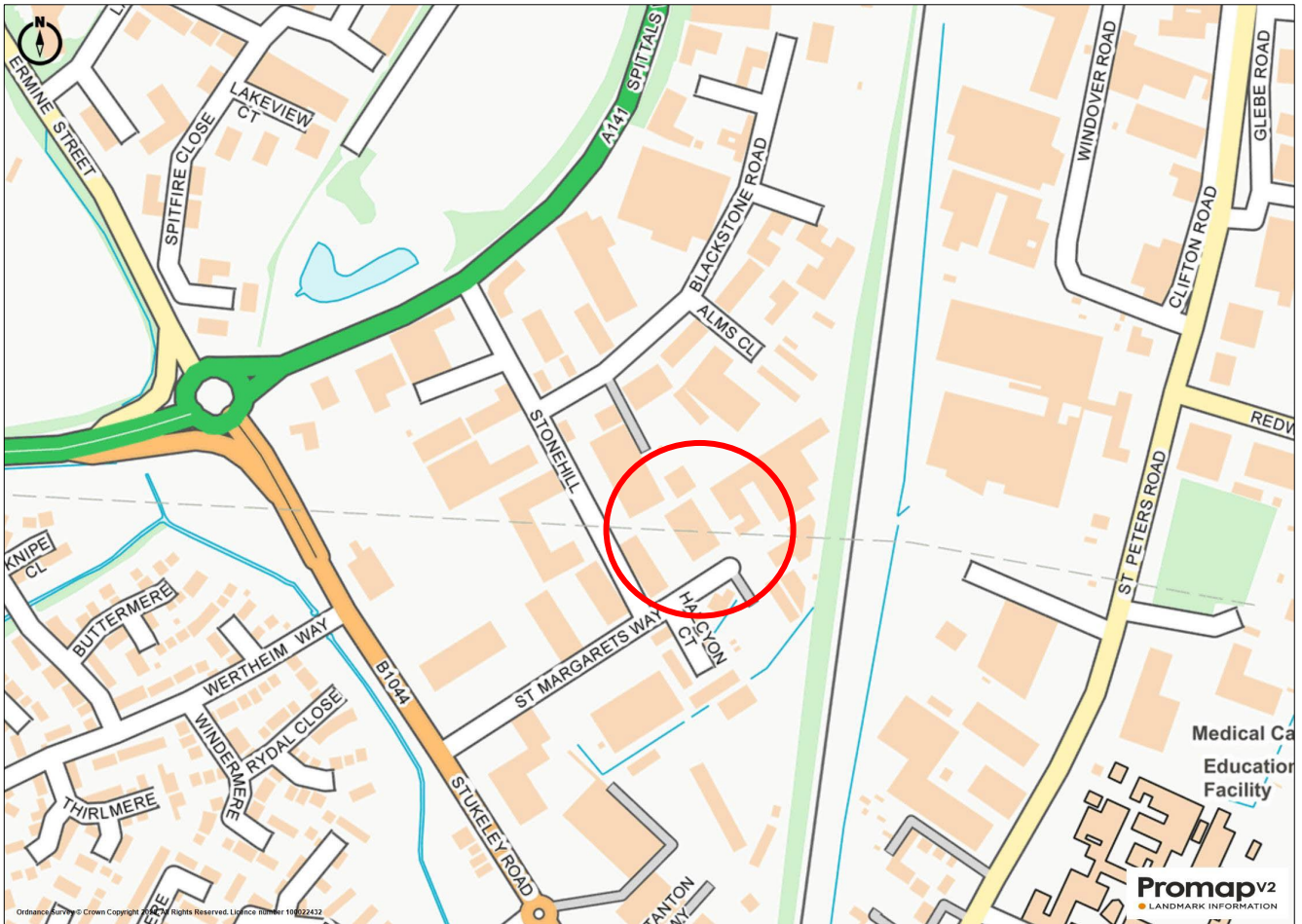
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