

INDUSTRIAL

TO LET



Unit 12, Halcyon Court, St Margarets Way, Huntingdon, Cambridgeshire
PE29 6DG
811.140912



UNIT 12, HALCYON COURT

ST MARGARETS WAY, HUNTINGDON, CAMBRIDGESHIRE, PE29 6DG



Agreement

To Let



Detail

Industrial



Rent

£10,500 pa + VAT



Size

88.26 sq m (950 sq ft)



Location

Huntingdon, PE29 6DG



Property ID

811.140912

For Viewing & All Other Enquiries Please Contact:



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Property

The unit is of conventional steel portal frame construction with cavity brick and block main walls and plastic-coated steel sheeting above, underneath a pitched insulated double skin roof with translucent sky lights. Access to the unit is by way of an up and over loading door.

The unit has a front office fitted as standard. There is also a separate WC and kitchenette area.

Sadly no motor vehicle uses will be considered.

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	88.26	950

Energy Performance Certificate

Rating: E (119)

Services

We believe that mains water, electricity and drainage supplies are available 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: Workshop and Premises
Rateable value: £9,200

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, on terms to be agreed.

Rent

£10,500 per annum plus VAT.

Service Charge

A service charge is 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 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 Pancreas).

Halcyon Court is a modern development of small factory units arranged around a central courtyard on the Stukeley Meadows Industrial Estate close to the Ermine Business Park.

To find the premises proceed from Huntingdon town centre, turn left off the ring road into Ermine Street and proceed underneath the Iron Bridge. Turn right into St Margarets Way, and Halcyon Court can be found on the right hand side opposite the junction with Stonehill.





