INDUSTRIAL TO LET

18 Glebe Road

Huntingdon, PE29 7DL

Key Highlights

- Prominent trade counter unit
- Established commercial location
- Suitable for a range of uses - subject to planning
- Ability to be split into individual units
- Adjacent to Parkers "The Parts People" and close to Toolsation
- EPC: B
- Shared customer parking to the front

Stuart House
St John's Street
Peterborough, PE1 5DD

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DESCRIPTION

Units A3-A4 are of steel portal frame construction, with the ability to be divided / separately let. The units contain a range of offices and partitioned areas which can be tweaked to suit occupier requirements.

The units are prominently located fronting Glebe Road and in turn St Peters Road.

ACCOMMODATION

The accommodation comprises of the following

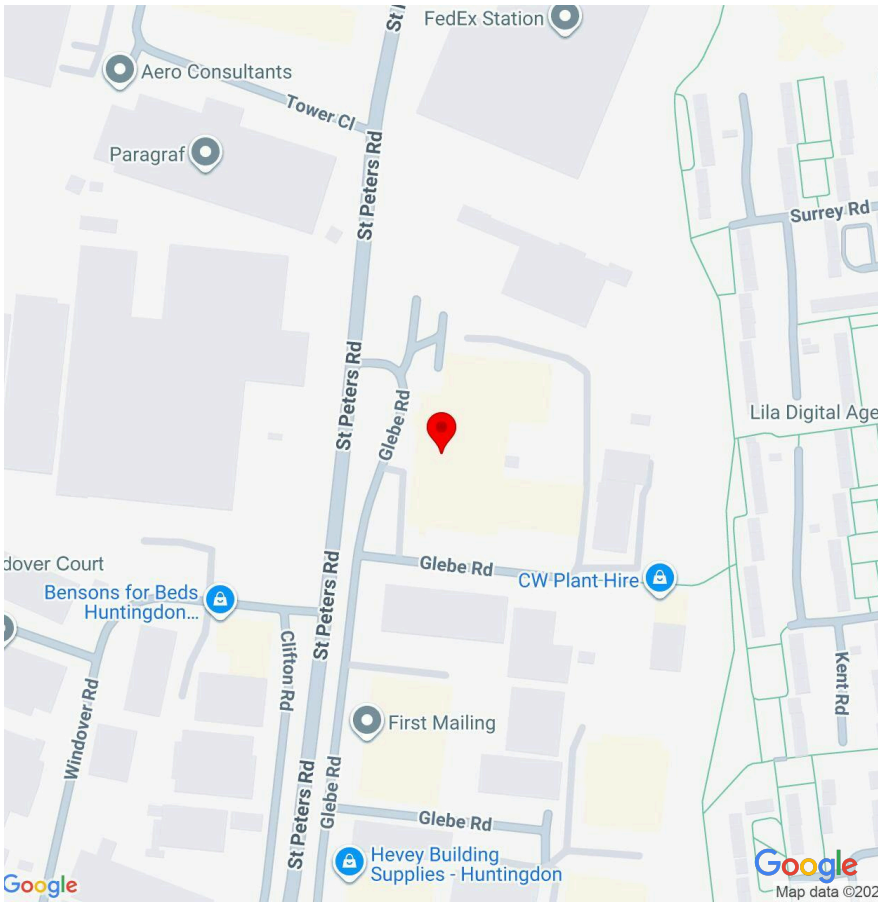
FLOOR AREA	SQ FT	SQ M
Unit - A3 & A4	9,678	899
TOTAL	**9,678**	**899**

LOCATION

Huntingdon is a historic market town located in Cambridgeshire, within the East of England. It sits approximately 60 miles north of London and around 20 miles northwest of Cambridge, giving it a strategically advantageous position for both regional and national connectivity.

Huntingdon has an expanding population of approximately 24,000 and benefits from strong transport links. It is positioned at the intersection of key road routes, including the nearby A1307 (formerly part of the A14), providing convenient access east–west across the region. Rail services from Huntingdon Railway Station offer direct connections to London and other major centres, supporting its role as a modern commuter hub.

Glebe Road is accessed via St Peter's Road which is an established commercial area and has good access to the A141 and A14.



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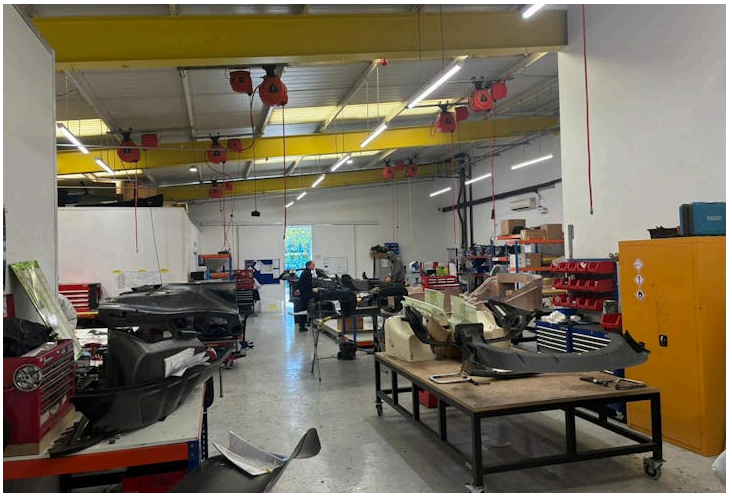

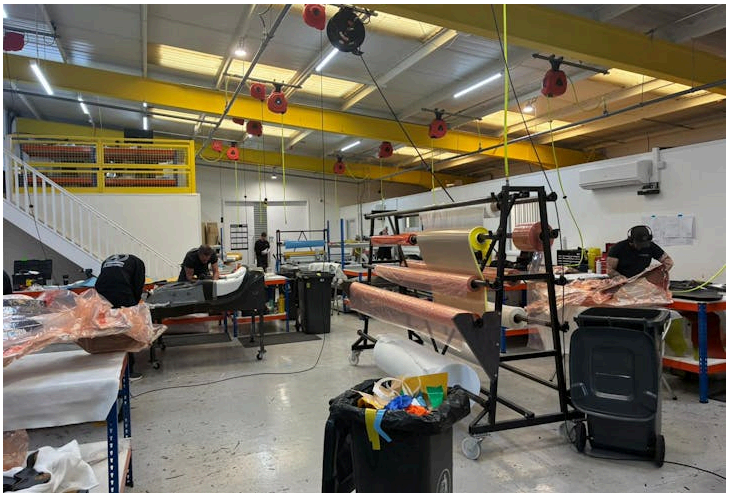

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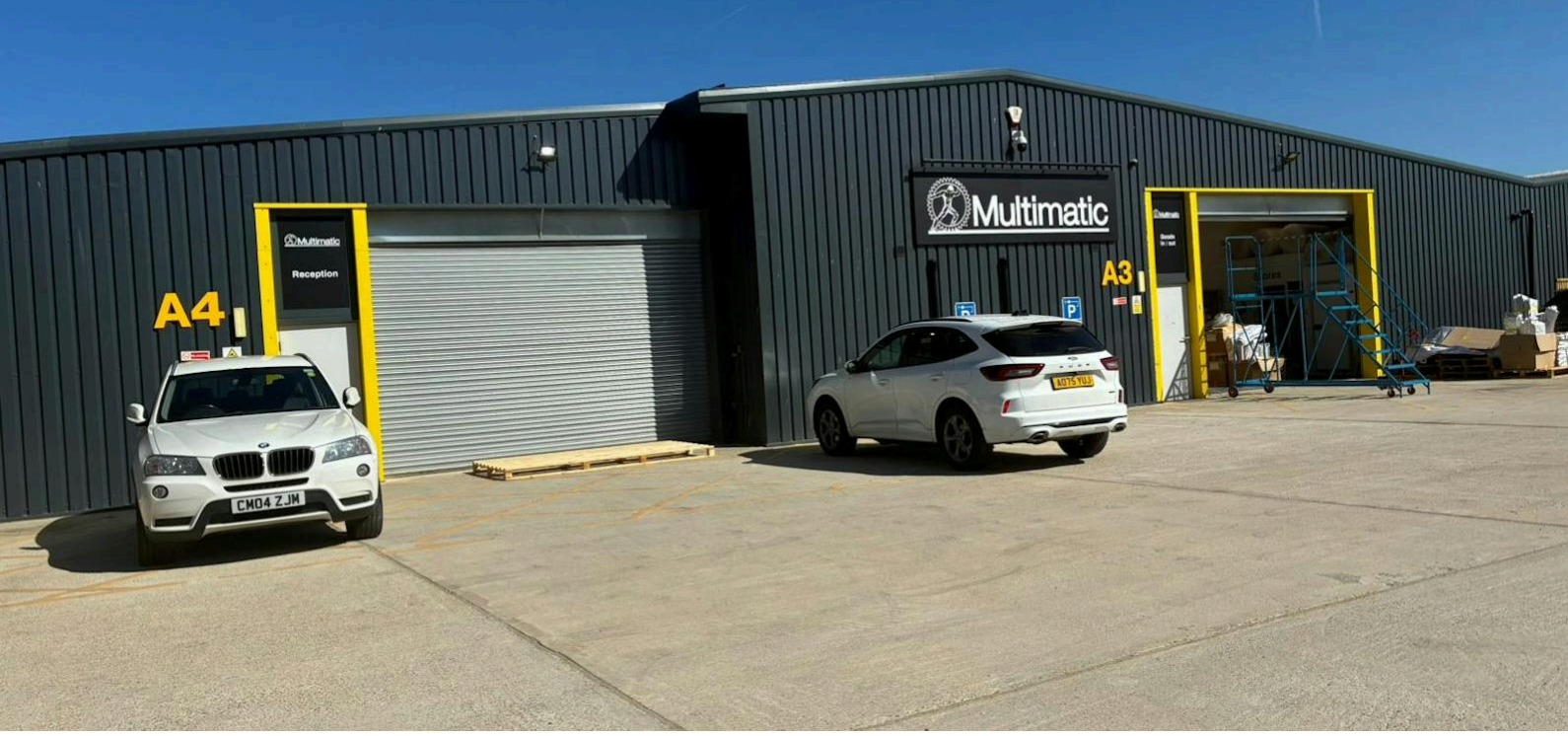

VIEWINGS

Strictly by appointment with the sole agents Savills.

TERMS

The units are available to be let as a whole or separately. Guide rent for Units A3 & A4 £82,500 per annum.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

BUSINESS RATES

Rateable Value:
Upon application.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

AML

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

EPC

All the units currently have an EPC rating of B.

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

PLANS

Floor plans available upon request.

CONTACTS

For further information please contact:

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