

**SELF CONTAINED WAREHOUSE WITH OFFICES AND PARKING**

**TO LET**



**Unit 2, The Crossways, Alconbury Hill, Huntingdon, Cambridgeshire  
PE28 4JH**

811.176732

**Eddisons**

# UNIT 2, THE CROSSWAYS

ALCONBURY HILL, HUNTINGDON, CAMBRIDGESHIRE, PE28 4JH



Agreement

To Let



Detail

Warehouse with offices



Rent

£145,000 pa



Size

1,809.51 sq m (19,478 sq ft)



Location

Alconbury Hill, Huntingdon,  
PE28 4JH



Property ID

811.176732

**For Viewing & All Other Enquiries Please Contact:**



**STEPHEN POWER**  
MRICS MCIQB  
Director

[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)

07866 165016

01480 451578

## Property

A semi-detached warehouse of steel portal frame construction with concrete block walls to lower level with profile steel cladding above. The warehouse benefits from 8.5m eaves, a shallow roof pitch and is clear span, providing flexible open space. The provision of a new roller shutter loading door can be agreed with the landlords subject to satisfactory lease terms.

To the front of the building are 2 floors of fully glazed offices, with the ground floor comprising an open plan entrance lobby with offices to either side suitable for office, reception and showroom use, and separate male, female and disabled WC's. The first floor comprises a landing and open plan offices, separate kitchen and male and female WC's.

The unit has a shared site entrance which provides access to the side for loading purposes, together with a car park to the front of the office area with parking for approximately 24 vehicles.

## 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 <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,371.97	14,768
Ground floor offices/reception	218.78	2,355
First floor offices	218.78	2,355
<b>Total approximate GIA</b>	<b>1,809.53</b>	<b>19,478</b>

## Energy Performance Certificate

To be confirmed.

## Services

We understand that mains water and electricity 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.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** To be assessed

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 lease on terms to be agreed.

## Rent

£145,000 per annum.

## VAT

We understand that VAT will be charged in respect of the rent.

## 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.







