

01480 451578

eddisons.com

Workshop/Industrial Unit - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 1, PHOENIX COURT, ST. MARGARETS WAY, HUNTINGDON,
CAMBRIDGESHIRE PE29 6EA**

Rent: £35,750 per annum

Size: 415.85 sq m (4,476 sq ft)

- Industrial/workshop unit
- Popular trading estate location
- 10 on-site car parking spaces
- Available by way of a new lease
- Short distance to A1

LOCATION

The expanding town of Huntingdon has a population of approximately 24,000 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 bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1, M1/M6 and which has recently been upgraded significantly reducing journey times, and A1 which is located 3 miles to the west of the town center. There is a main line railway station in Huntingdon with frequent services to London (Kings Cross/St Pancras).

Phoenix Court is located within the popular Stukeley Meadows Industrial Estate and is convenient for access to both the town centre and main road networks via the A141 northern bypass.

DESCRIPTION

The premises is an end of terrace industrial unit with a workshop/warehouse area accessed via a roller shutter loading door on the front elevation. There is a separate pedestrian access leading to a reception and offices, with a kitchen and WC to the rear. The main warehouse has an eaves height of approximately 5m. The building is of steel portal frame construction with profile steel clad walls and insulated roof incorporating translucent light panels. The unit benefits from 10 allocated parking spaces to the front.

USE

Workshop/light industrial and storage uses are permitted. Motor trade/vehicle sales and the preparation and sale of food will not be permitted.

SERVICES

Mains electricity, gas and water are understood 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

Total Gross Internal Area – 415.85 sq m (4,476 sq ft).

All measurements are approximate.

RENT

£35,750 per annum exclusive.

VAT

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

LEASE TERMS

The property is available by way of a new lease direct with the landlord on terms to be agreed.

RATES

We understand from internet enquiries made of the VOA website that the property has a Rateable Value of £27,750.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas to the estate. Further details are available on request.

EPC

The property has an EPC of E (120). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Stephen Power
Stephen.power@eddisons.com
(01480) 451578

811.116588.V1 (Unit 1) 250103rv

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.

Eddisons

Incorporating Barker Storey Matthews



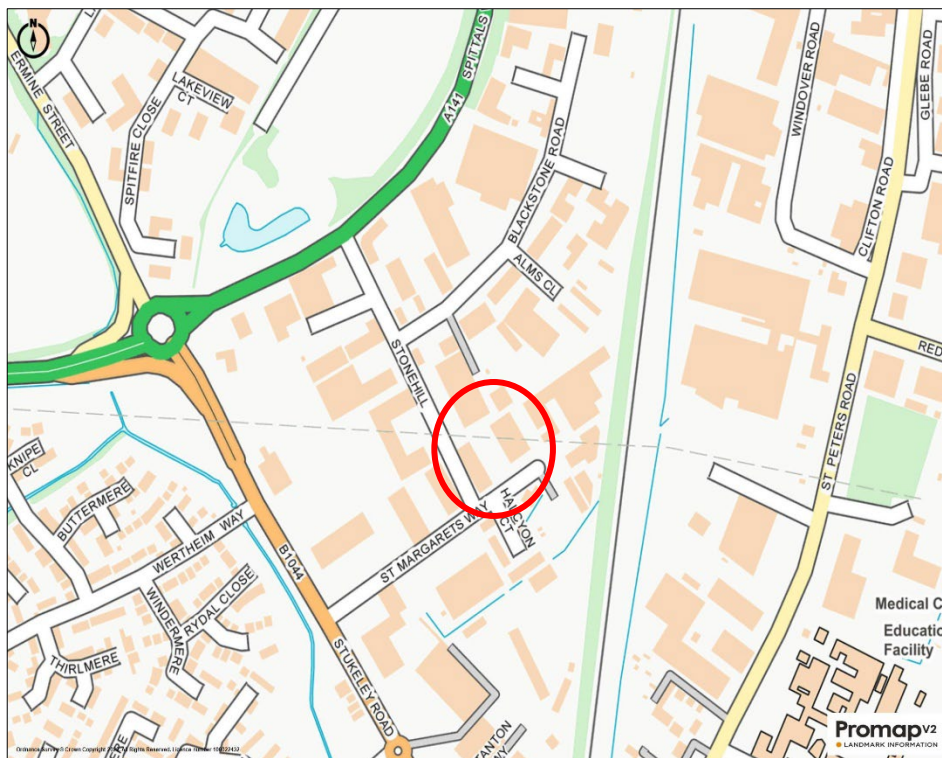
For more information, visit [eddisons.com](https://www.eddisons.com)
T: 01480 451578

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.

Eddisons

Incorporating Barker Storey Matthews



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

Eddisons

Incorporating Barker Storey Matthews

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.