

WAREHOUSE, WORKSHOP AND OFFICES

TO LET / FOR SALE



Orchard House, 15 Glebe Road, Huntingdon, Cambridgeshire
PE29 7DL
811.1241750



ORCHARD HOUSE, 15 GLEBE ROAD

HUNTINGDON, CAMBRIDGESHIRE, PE29 7DL



Agreement

To Let/For Sale



Detail

Warehouse, Workshop
and Offices



Rent/Price

£95,000 pa
£975,000



Size

1,437.26 sq m
(15,471 sq ft)



Location

Huntingdon, PE29 7DL



Property ID

811.1241750

For Viewing & All Other Enquiries Please Contact:



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Property

A detached warehouse/workshop building with offices and trade counter and benefitting from a secure yard.

The property comprises a principle building of steel portal frame construction with brick and block lower walls, with profile steel cladding above, under a corrugated cement fibre roof with two storey offices at the front. There is also a separately accessed warehouse of steel portal frame construction with profile steel cladding walls and roof.

More particularly, the main building comprises a warehouse area with internal eaves height of approximately 6m with a single span, substantial mezzanine and a roller shutter loading door from the service yard.

To the front of the building are two storey offices incorporating a trade counter, office/reception area with doors leading to further offices and staff rooms within the ground floor of the warehouse. On the first floor there are additional offices with extensions onto the mezzanine within the warehouse.

The separately accessed extension provides a further high bay warehouse with brick and block lower walls with profile steel cladding above, under a profile steel clad roof and benefitting from an internal eaves height of approximately 8.6m and an electric roller shutter loading door on the front elevation to the service yard.

Outside, there is a block paved car park to the front of the offices providing car parking for 10 cars. To the side of the warehouse and extension is a concrete yard with palisade fencing creating a secure compound with loading doors to both the extension and the main warehouse.

In total, the site area equates to approximately 0.174 hectares (0.431 acres).

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

	m ²	ft ²
Main Building		
Ground floor offices and warehouse	734.23	7,903
First floor offices	267.48	2,880
Mezzanine offices	58.38	628
Mezzanine storage	185.26	1,994
Warehouse extension	191.91	2,066
Total GIA	1,437.26	15,471

Services

We understand the property benefits from mains electricity (3 phase), water, gas and drainage. 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.

Energy Performance Certificate

Rating: B (39). A copy of the EPC is available on our website.

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: Warehouse and Premises
Rateable value: £67,000

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 rent by way of a new lease on terms to be agreed.

The property is available on a freehold basis with vacant possession on completion.

Rent

£95,000 per annum.

Price

£975,000.

VAT

We understand that VAT will be payable in respect of the property.

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 purchasers/tenants prior to instruction of solicitors.

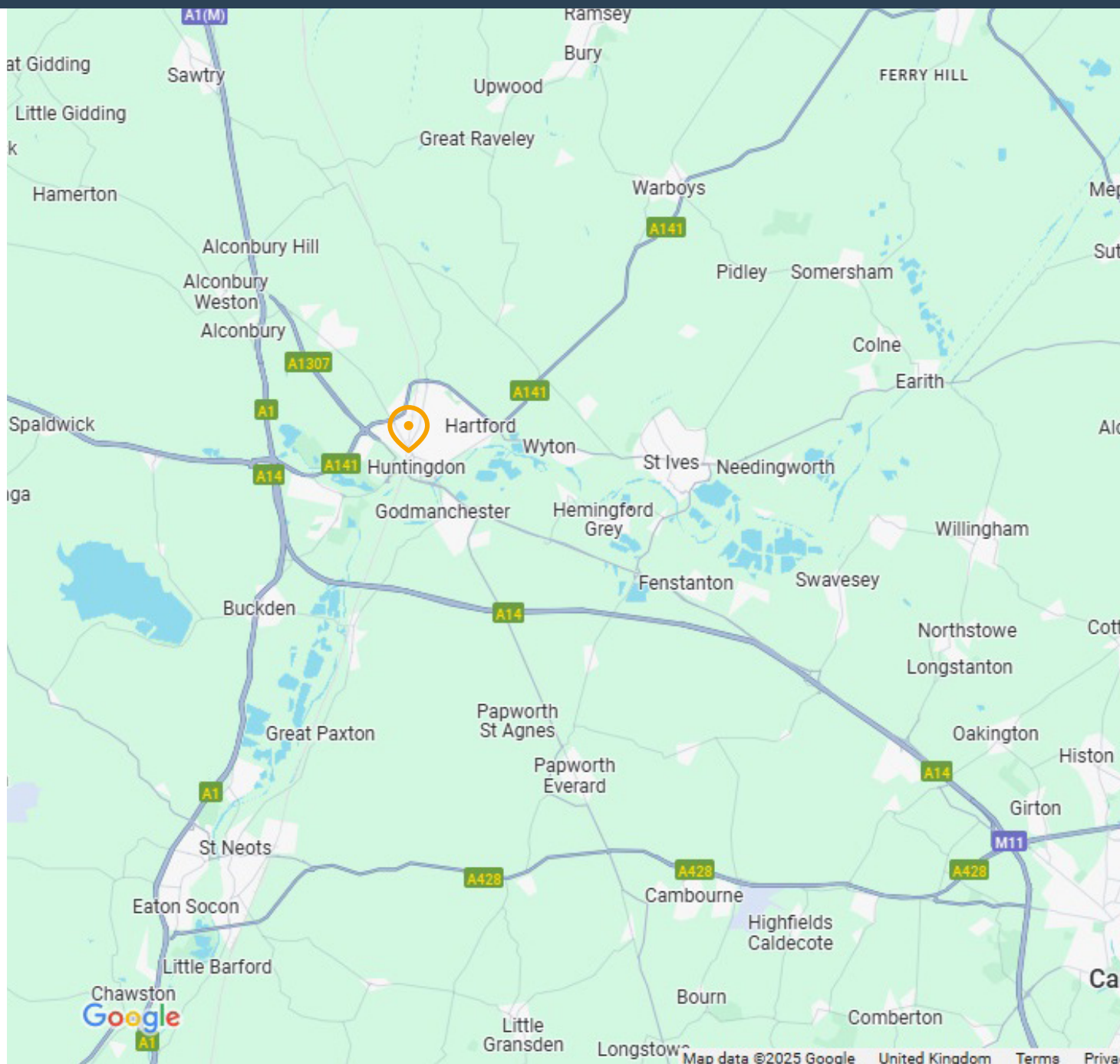


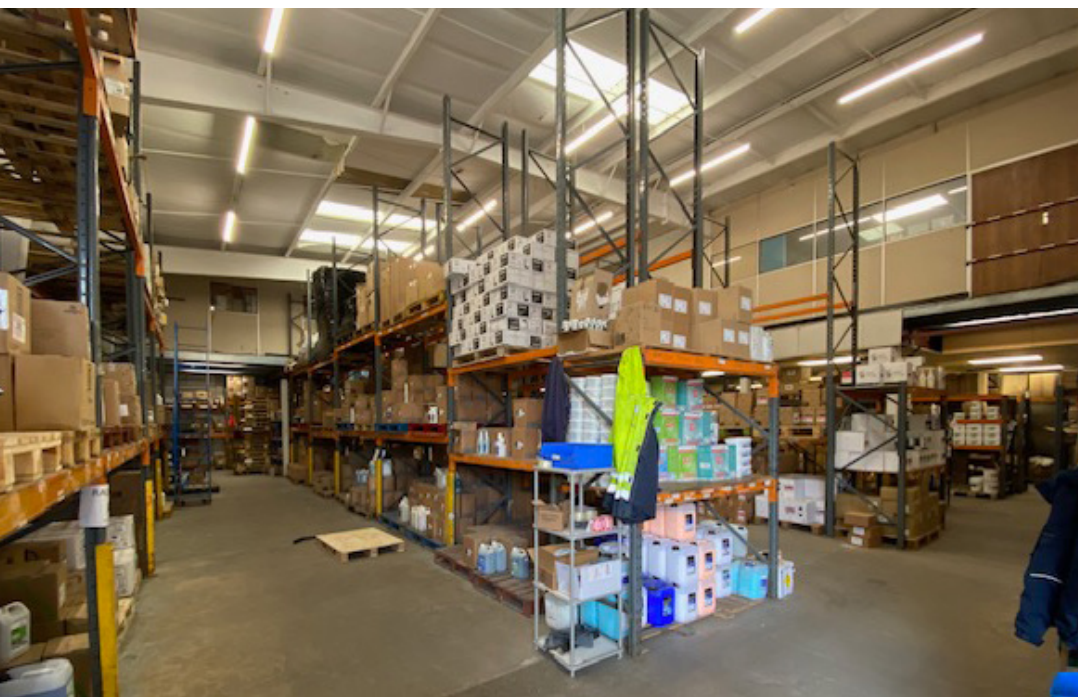
Location

The expanding town of Huntingdon has a current population of approximately 24,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual carriageway linking the east coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial upgrade significantly reducing journey times. The A1 lies 2 miles to the north-west of the town centre and there is a mainline railway station in Huntingdon with frequent services to London (Kings Cross/St Pancras).

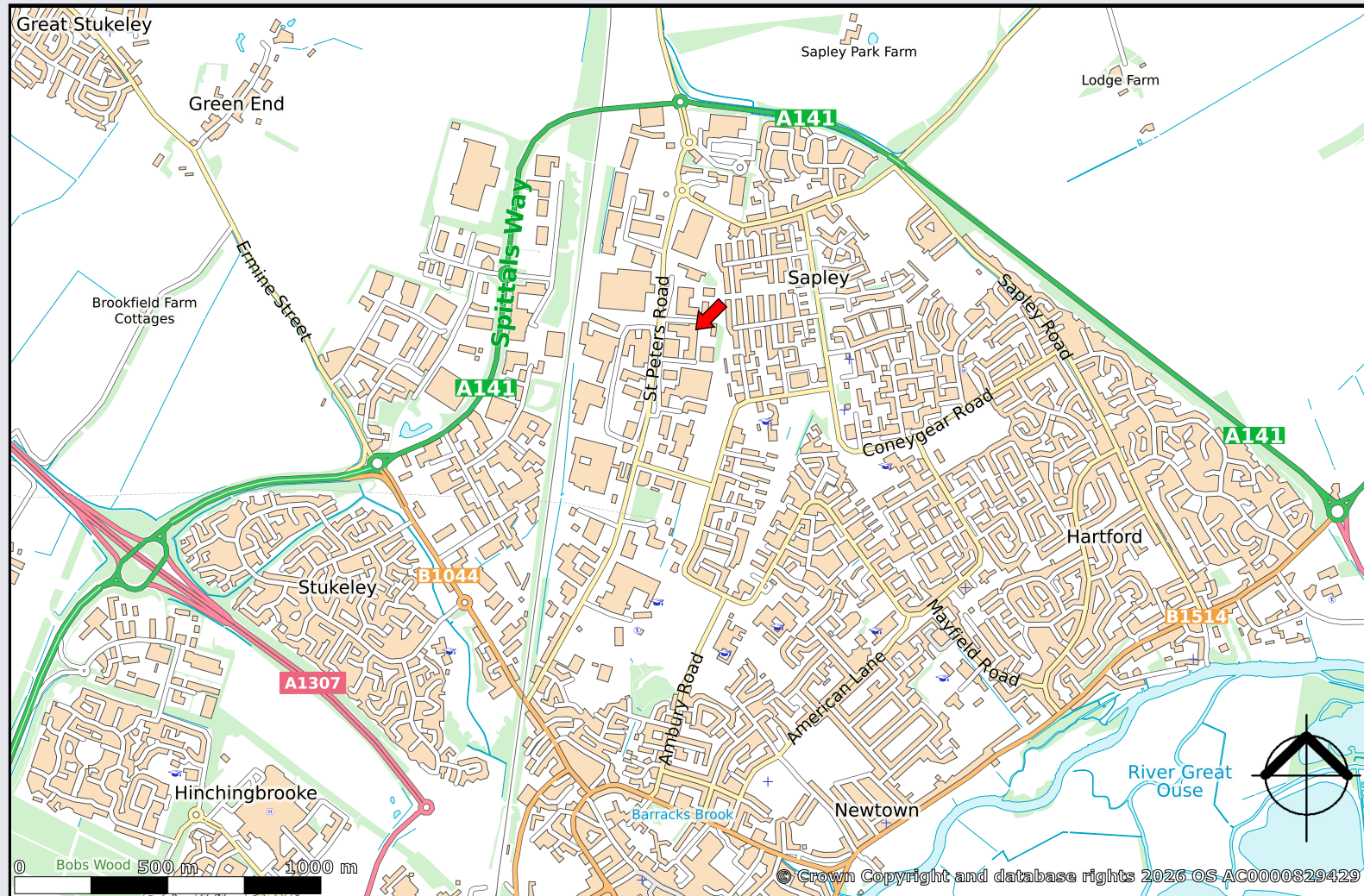
St Peter's Road is the principle trading estate serving Huntingdon and benefits from excellent access to the road network via the A141 located approximately a quarter of a mile to the north of the property.

Glebe Road is one of the principle roads running parallel with St Peter's Road and is home to a number of high profile businesses and benefits from a prominent location.





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Plotted Scale - 1:20,000

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