



**Unit 1, Drove Road, Gamlingay, Bedfordshire
SG19 2FL**

811.1230430

UNIT 1, DROVE ROAD

GAMLINGAY, BEDFORDSHIRE, SG19 2FL



Agreement

To Let



Detail

Industrial / Workshop



Rent

£25,000 pax



Size

459.53 sq m (4,946 sq ft)



Location

Gamlingay, SG19 2FL



Property ID

811.1230430

For Viewing & All Other Enquiries Please Contact:



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Associate Director

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Property

The property comprises a detached warehouse set behind access gates as part of a wider development.

Internally, the property measures approximately 27.55m in depth and 16.68m wide. Roof height provides approximately 5.9m to the eaves and 7.65m to the pitch.

Externally, the property provides allocated parking, concrete loading apron and gated entrance. The properties may be suitable for a range of uses (STP). Currently the property provides a basic warehouse function with no office or WC facility installed. The owners are open to installing provisions if required by interested parties.

There is a further storage yard adjacent to the building which is laid largely to concrete, available by separate negotiation.

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	459.53	4,946

Energy Performance Certificate

Awaiting assessment.

Services

We understand that mains water, electricity and drainage supplies are available and connected 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 from the owners 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: South Cambs District Council
Rateable Value: £21,000.

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, on terms to be agreed.

Rent

£25,000 per annum exclusive.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development. Further details available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

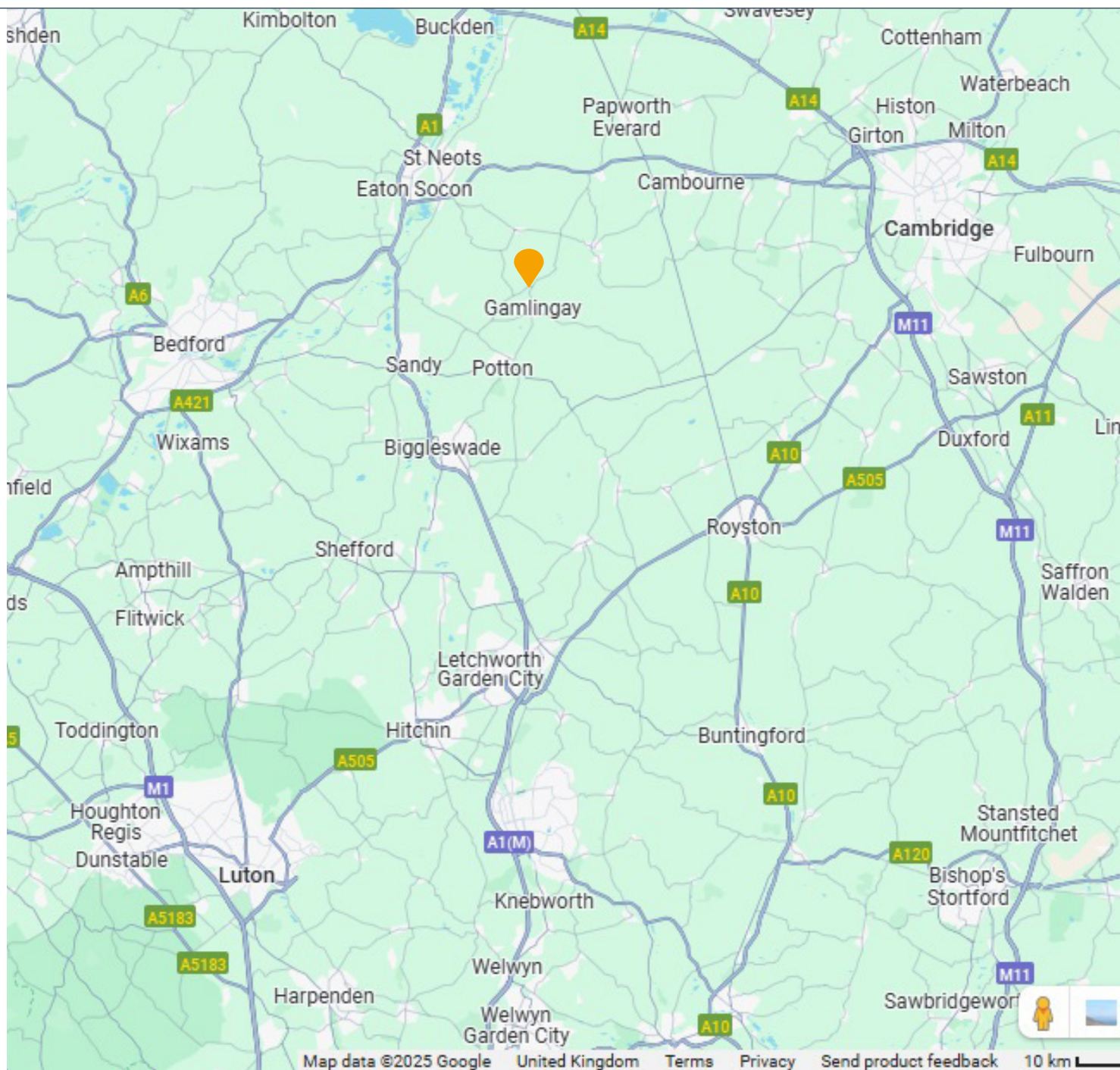
New Barns Farm sits within the wider parklands of Gamlingay and offers a semi-rural location.

The subject property is located approximately 6 miles south-east of St Neots and 4.5 miles north-east of the A1 at Sandy.

Access to central Cambridge is via the B1040 and A428 with a travel time of approximately 30 minutes.

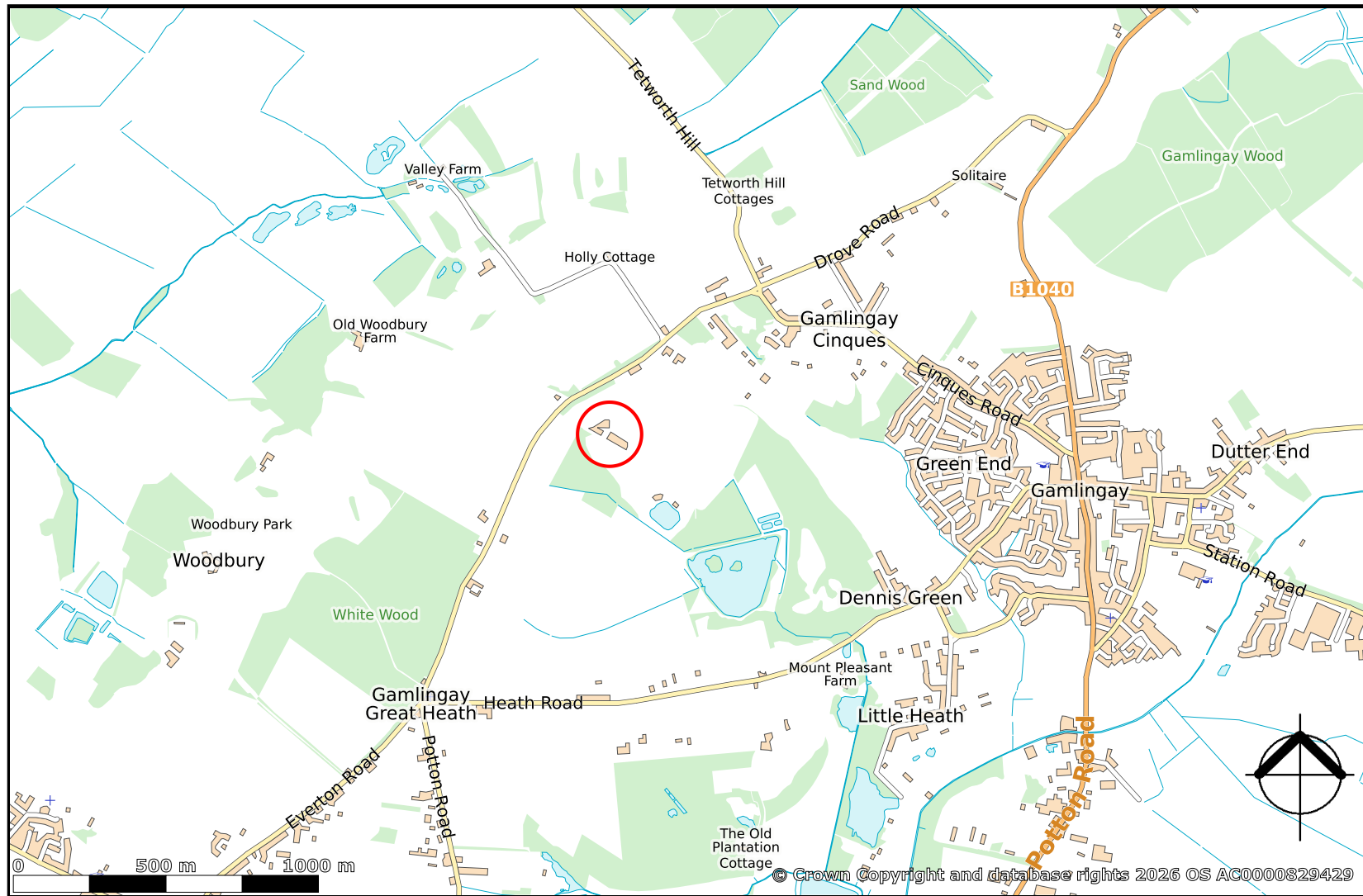
Satnav: SG19 2FL

What3words: wheat.ambition.tumble





Yard available by negotiation



created on **edozo**

Plotted Scale - 1:20,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract