

To Let 25,000 Sq. Ft. of Land for open air storage.



**Old Bell House, Great North Road,
Southoe, St Neots. PE19 5XY**

Rent: £40,000 PA + VAT

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Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire, SG6 2TU.



In Brief:

Situated on the Northbound carriage way of the A1/M accessible directly from the A1/M. this area of hard standing of about 25,000 Sq. Ft is fenced with power and water.

Use: Historically used as a plant machine storage area this under an establish use certificate provides opportunity for other open air storage or light movements of plant machinery.

Terms: A new lease of 5 years contracted outside of the landlord and tenants act. With an upward only rent review in the 3rd year.

Rent: Paid quarterly in advance with a rent deposit equivalent to 1 quarters rent being held by the landlord.

Insurance: Landlord to insure the site with tenants to refund as insurance rent. Tenants to provide own contents and liability insurances

Rates Tenant to pay all own rates.

Utilities: Tenants to pay all and own utility charges.

VAT: VAT is applicable to both rent and rent deposit.

Costs: Each party to pay their own.

EPC: TBC if required

Referencing: A letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.

Viewing: By appointment only via Satchell 01462 600900

Agents notes and Material information:

The hardstanding material is of compacted road plainings. The site is serviced by mains water and electric with 3 phase power. There are no main drains but the Landlord is willing to install a klargester if required for waste. Copy of established and historic use available on request.

Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.

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