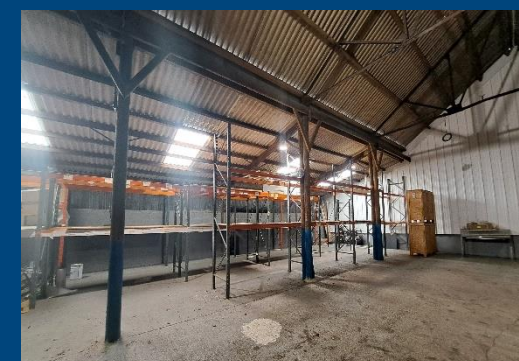




- ⊕ Modern Industrial Units
- ⊕ Secure Yard and Onsite Parking
- ⊕ 557.42 sq m / 6,000 sq ft
- ⊕ Great access to St Neots, Huntingdon and Bedford
- ⊕ Available Now



To Let

**Units at Rectory Farm, Great Staughton, St. Neots, Cambridgeshire
PE19 5BD**

£36,000 Per Annum

Units at Rectory Farm, Great Staughton, St. Neots, Cambridgeshire PE19 5BD

Description

The property comprises modern industrial units refurbished to a high specification of circa 6,000 square feet and a secure yard.

The units benefit from a concrete flooring and steel cladding, electric roller shutter doors with pedestrian doors, LED lighting and 3-phase power. Minimum clear internal eaves height of 4.14m. The electricity is sub-metered and there are toilet facilities on site.

This versatile space is suitable for both workshop and storage uses.

There is an external container/office situated in the yard which the Landlord is willing to remove should the prospective tenant wishes to.

Location

Rectory Farm is located in Great Staughton, a historic village in Cambridgeshire situated approximately 10 miles south of Huntingdon and within easy reach of St Neots. The village benefits from proximity to established market towns, and mainline rail services are available from nearby St Neots, with regular journeys to London King's Cross in under an hour.

The property is approximately 4.3 miles of St Neots, 6.8 miles of Huntingdon and 16.8 miles of Bedford.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Energy Performance Certificate Rating

The units do not currently require an EPC.

Terms and Tenure

The premises are to be offered to let by way of a new lease on terms to be agreed.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £10,000. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

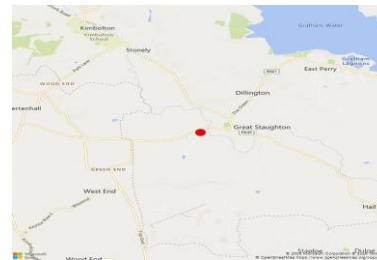
We understand the premises benefit from Class E (light industrial) and Class B8 (storage) uses, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied in addition.

Viewings

Strictly by appointment through Robinson and Hall LLP.



**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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