

robinson
+ hall



- + Modern Storage Unit in rural setting
- + 384.28 sq m / 4,136 sq ft
- + Secure Site
- + External Parking
- + Great access links - close to the A1 and the A14

To Let

£28,000 Per Annum

**Building R1, Rushey Farm, Moor Road, Great Staughton, St. Neots,
Cambridgeshire PE19 5BL**



Building R1, Rushey Farm, Moor Road, Great Staughton, St. Neots, Cambs PE19 5BL

Description

Building R1 is a former agricultural unit offering a gross internal floor area of approximately 384.28 sq m / 4,136 sq ft. The building comprises a main steel portal frame Dutch Barn and an adjacent lean-to brick unit which would be suitable for storage uses.

The unit benefits from a concrete flooring and 1 electric roller shutter door (single phase) and 1 sliding door.

There is external parking on site.

Location

Rushey Farm is located off of the B645 between Great Staughton and Hail Weston, St Neots with great links to the A1 and the A14. The property is approximately 5.9 miles of St Neots, 12.3 miles of Bedford and 12.6 miles of Huntingdon.

Services

We understand that mains electricity is 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 / purchaser to satisfy themselves as to their operation / condition.

Terms and Tenure

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

Service Charge

The landlord reserves the right to impose a service charge in respect of the private parking areas and electricity.

Business Rate

We understand that the unit is not currently rated. Please note that should the premises become liable for business rates then the tenant will be responsible for payment thereof.

Planning

We understand that the unit does not have planning permission for commercial use. It is the tenant's responsibility to fully satisfy themselves in respect of the proposed use of the property.

VAT

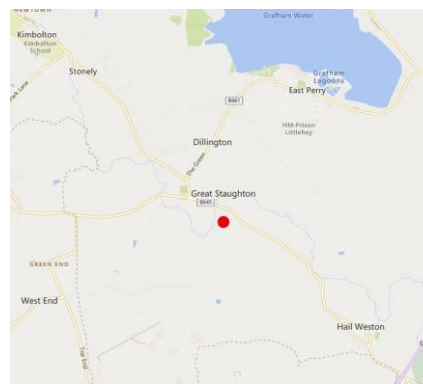
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied in addition.

Energy Performance Certificate Rating

The unit does not currently require an EPC.

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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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

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