



Eaton Works, Howard Road, Eaton Socon, St Neots, Cambridgeshire
PE19 8NZ

811.1231851



BTG
Eddisons

EATON WORKS, HOWARD ROAD

EATON SOCON, ST NEOTS, CAMBRIDGESHIRE, PE19 8NZ



Agreement

To Let/For Sale



Detail

Industrial/workshop



Rent/Price

£75,000 pax
Price on Application



Size

985.35 sq m (10,606 sq ft)



Location

St Neots, PE19 8NZ



Property ID

811.1231851

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
BSc (Hons) MRICS
Associate Director

matthew.hunt@eddisons.com
07866 165013
01480 451578

Property

The property provides a detached workshop with two storey modern offices. There is a large solar panel installation on the roof. The property is self-contained and provides approximately 16/17 car parking spaces within the loading yard and parking bays to the front.

The original building is believed to have been constructed in the 60's with the offices being provided as an extension around 2005.

Internally, the workshop has an eaves height of 3.29m and is accessed via two sliding goods doors from the loading yard.

The property benefits from a solar panel installation with an estimated annual output of 61,300 kWh.

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.

Area	m ²	ft ²
Workshop	726.59	7,821
Offices (ground floor)	129.38	1,393
Offices (first floor)	129.38	1,393
Total GIA	985.35	10,606

Energy Performance Certificate

Rating: E (122)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

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 that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Huntingdonshire District Council
Description: Workshop and Premises
Rateable Value: £60,000

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 For Sale/To Let, on terms to be agreed.

Price

Price on Application.

Rent

£75,000 pa exclusive.

VAT

VAT is applicable to the rent/price.

Legal Costs

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

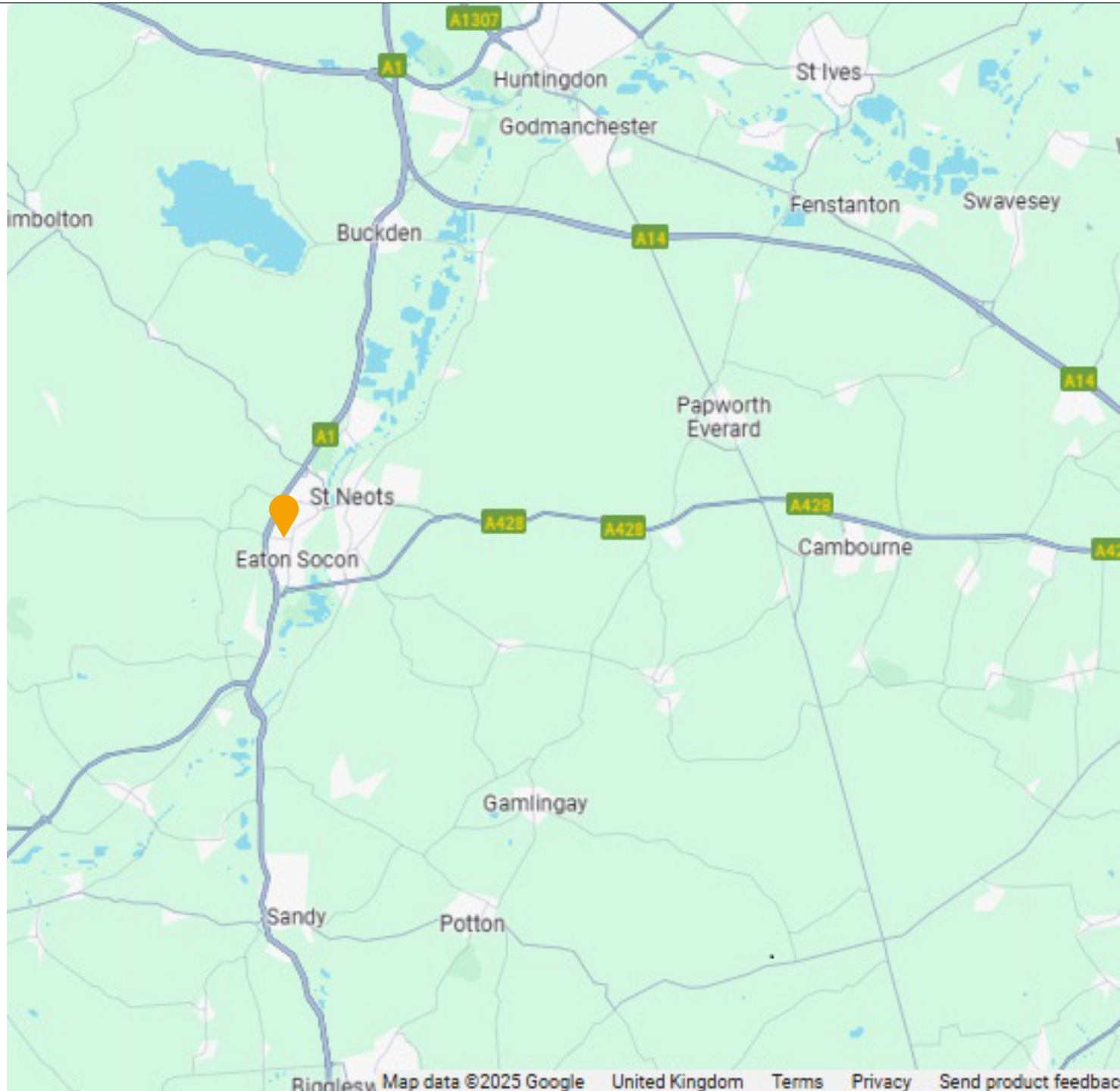
Anti-Money Laundering

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.

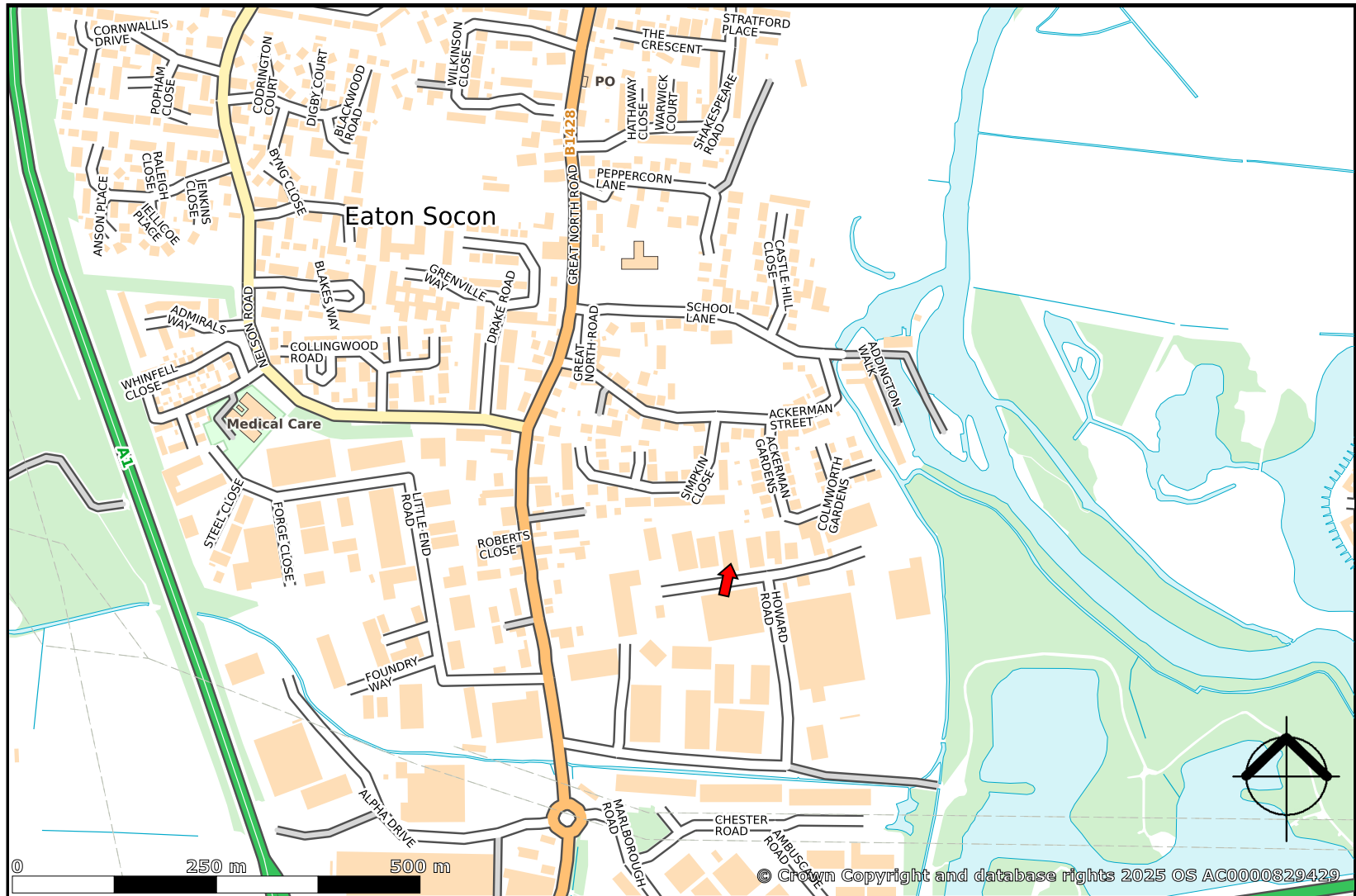
Location

The market town of St Neots has a population of about 26,000 and lies 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes the town providing excellent north-south communications, with the A14 junction (A1/M1 link) 8 miles to the north at Huntingdon, and the A428 Black Cat inter-change approximately 3 miles to the south, which in turn provides direct access to Bedford and is due to shortly be upgraded to extend to Cambridge. The town benefits from a main line railway station with frequent services to London (St Pancras International).

The subject property is situated within the well established Howard Road Industrial Estate, a short distance from the A1 junction with the A428.







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Plotted Scale - 1:7,500



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Plotted Scale - 1:1,250