



2 Clifton Road, Huntingdon, Cambridgeshire
PE29 7EJ
811.170311



BTG
Eddisons

2 CLIFTON ROAD

HUNTINGDON, CAMBRIDGESHIRE, PE29 7EJ



Agreement

To Let



Detail

Industrial



Rent

£26,000 pa



Size

380.8 sq m (4,099 sq ft)



Location

Huntingdon, PE29 7EJ



Property ID

811.170311

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

A high profile mid terraced workshop unit with front office/reception area fronting Clifton Road with an open plan workshop to the rear including a substantial mezzanine. There is a roller shutter loading door accessed from the small secure compound at the rear of the property.

Internally, the unit benefits from a front office/reception area and separate male and female WC facilities. There is a substantial mezzanine within the main workshop and a further mezzanine frame (without a deck and safety rails) towards the rear of the workshop. At the front of the property is forecourt parking for approximately 3 vehicles. To the rear of the property is a secure compound with vehicular access via Windover Road with a roller shutter door leading into the rear of the workshop.

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	291.51	3,138
Office/reception/WCs	27.21	293
Mezzanine	62.13	669
Total GIA	380.85	4,099
<i>Mezzanine framework</i>	<i>45.05</i>	<i>405</i>

Energy Performance Certificate

Rating: C (72)

A copy of the EPC is available on our website.

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

Mains electricity (3 phase), water and gas are understood to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Town & Country Planning

We understand 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: Huntingdonshire District Council
Description: Factory and Premises
Rateable Value: £19,750

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 by way of a new lease on terms to be agreed.

Rent

£26,000 per annum.

VAT

We understand that VAT will not be charged on the rent.

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

Huntingdon is located approximately 60 miles north of London and 16 miles north-west of Cambridge. Road communications are excellent via the nearby A14 and A1 which lead to the M11, M1 and M6. There is a regular rail service to London (Kings Cross/St Pancras) which can be reached in approximately 1 hour.

2 Clifton Road is prominently located at the southern end of Clifton Road, which runs parallel to St Peter's Road, the main route into the town centre from the north. As such, the location benefits from high visibility and is convenient for both town centre and any nearby retail parks which are home to a wide range of occupiers including Greggs Bakery, Just Tyres, Topps Tiles, Easy Bathrooms, Wickes, Benson for Beds, McDonalds and Tesco.







