

INDUSTRIAL

TO LET



Unit 27, Levellers Lane, Eynesbury, St Neots, Cambridgeshire
PE19 2JL
811.113474

 **BTG**
Eddisons

UNIT 27, LEVELLERS LANE

EYNESBURY, ST NEOTS, CAMBRIDGESHIRE, PE19 2JL



Agreement

To Let



Detail

Industrial



Rent

£9,000 pax



Size

78.97 sq m (850 sq ft)



Location

St Neots, PE19 2JL



Property ID

811.113474

For Viewing & All Other Enquiries Please Contact:



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Property

The units form part of a well established industrial estate, approximately 1 mile from the town centre and allows good access to the A1 and A428.

The site comprises a series of lock-up industrial/workshop units with loading door and forecourt parking.

The property has a roller shutter door and pedestrian door. Internally, there is a single WC and kitchenette. Additionally, there is a storage platform measuring approximately 24.24 sq m (261 sq ft).

Energy Performance Certificate

Rating: E (123).

Services

We understand that mains water, electricity, gas and drainage supplies are available 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 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: Workshop and Premises
Rateable value: £9,600

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.

It may be possible for those qualifying for small business relief to get full relief on the business rates payable. Interested parties are advised to seek information.

Tenure

The property is available To Let upon a lease direct to the landlord with terms to be agreed.

Rent

£9,000 per annum exclusive.

Service Charge

A service charge will be levied for the upkeep and maintenance of the premises, building, and common areas of the estate. This will be balanced annually, with a balancing invoice or credit note issued as applicable. The Landlord reserves the right to adjust the on-account sum as reasonably required

VAT

We understand that VAT is not applicable in this instance.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

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 interchange 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).

Levellers Lane comprises a well-established industrial estate forming part of the Cromwell Road industrial area, located approximately 1 mile south of St Neots town centre and benefitting from good access to the A428 which in turn provides quick access to both the A1, approximately 1 mile to the west, and Cambridge to the east.







