

robinson  
+ hall



- + Storage Unit
- + Rural Setting
- + 1,218.90 sq m / 13,120 sq ft
- + External Parking
- + Great access links – close to the A14 and the A1

**To Let**

**Reduced rent £62,500 per annum**

**Unit A, Weybridge Farm, Woolley Road, Alconbury, Huntingdon,  
Cambridgeshire, PE28 4HN**



**Unit A, Weybridge Farm, Woolley Road, Huntingdon, Cambridgeshire, PE28 4HN**

### Description

Unit A comprises a steel portal frame building which would be suitable for storage uses. The unit benefits from a concrete flooring and block walling with cladding above. The property also benefits from a roller shutter door and canopy to the right hand side.

There is external parking on site.

**Unit A (including canopy to site) 1,218.90 sq m / 13,120 sq ft**

The Landlord will consider allowing a Portable office to be located inside the unit, subject to prospective tenant's request.

<b>UNIT A</b> <i>INCLUDING CANOPY TO SITE</i>	1,218.90 sq m	13,120 sq ft
<b>UNIT B</b>	687.65 sq m <b>LET</b>	7,348 sq ft <b>LET</b>
<b>UNIT C</b>	802.89 sq m <b>LET</b>	8,553 sq ft <b>LET</b>
<b>UNIT D</b>	802.89 sq m <b>LET</b>	8,553 sq ft <b>LET</b>

### Location

Weybridge Farm is located south of the village of Alconbury, Huntingdon, close to the Brampton Hut Interchange junction which links the A1 and A14 trunk roads.

### 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 lease on terms to be agreed.

### Business Rates

We understand that the unit is not currently rated.

Please note that should the premises become liable for business rates that payment will be the responsibility of the tenant.

### Energy Performance Certificate

Unit A has an EPC rating of B.

### 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.

### Service Charge

The landlords reserve the right to impose a service charge in respect of the private access roads and parking areas.

### 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.

### Viewings

Strictly by appointment through Robinson and Hall LLP.

### what3words

The location of the property is [///jigging.common.plugs](https://www.what3words.com/uk/woolley-road-weybridge-farm-huntingdon-cambridgeshire)

**To arrange a viewing, please call  
Bedford Commercial on  
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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