



32 Little End Road

Eaton Socon, St Neots, Cambridgeshire, PE19 8JH

- Popular Industrial Location
- Gross Internal Area – 265 sq m /2,854 sq ft
- Convenient Access to the A428, A1 and M1
- Good Level of On Site Car Parking and Generous Yard Area

Guide Rent: £20,750 per annum

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LOCATION

St Neots is the largest town in Cambridgeshire located on the banks of the River Great Ouse with over 32,500 of the population living within the urban area. When feeder communities which rely on St Neots as a hub for services are considered, the catchment population is estimated to be more than 80,000. Furthermore, Cambridgeshire has the highest County growth rate in the UK and St Neots has the fastest rate of population growth within the County.

Benefiting from rail links to London Kings Cross (typical journey time of 50 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge-Bedford M1-Milton Keynes route. The opening of the A14 (A1/M1 link) in 1997 has also significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping facilities with many national multiple retailers represented, including Boots, Superdrug, Fat Face, Bonmarche, Waitrose and a Marks & Spencer Simply Food. There are a range of smaller retailers, and St Neots also benefits from a six screen cinema (Cineworld) and restaurants including Pizza Express.

DESCRIPTION

The property comprises of a warehouse/industrial unit, built with steel cladding and frame, brick and blockwork walls with concrete floors.

The accommodation provides a good serviceable warehouse unit, with ancillary office accommodation. A mezzanine floor has been installed.

Externally, circa 7 car parking spaces are provided with an adequate yard and loading area to the front of the property.

ACCOMMODATION

The approximate floor areas are as follows:

MAIN WAREHOUSE	115 sq m	1,235 sq ft
MEZZANINE	102 sq m	1,099 sq ft
GROUND FLOOR OFFICES	28 sq m	304 sq ft
TRADE COUNTER	17 sq m	183 sq ft
KITCHENETTE	3 sq m	33 sq ft

SERVICES

It is understood that mains water, gas, single and 3-phase electricity are connected to the property. Drainage is to the mains sewers.

Interested parties will be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

TOWN & COUNTRY PLANNING

The property benefits from planning permission for Classes B2 and B8 uses of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020 which includes Retail, Restaurant, Office or Gym uses.

Interested parties are advised to make their own enquiries of the relevant local authority to ensure the planning is adequate for their proposed business use.

RENT

Guide Rent- £20,750 per annum.

TENURE

The property is available on a new full repairing and insuring basis on terms to be agreed.

VAT

It is understood that VAT is payable at the prevailing rate.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £22,250. We recommend that interested parties make their own enquiries with the local authority (Huntingdonshire District Council).

EPC

Pending.

LEGAL COSTS

Each party to be responsible for their own legal and agent's costs.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current anti-money laundering obligations, the prospective tenant must supply the letting agent with valid proof of identity and address. This verification must occur after offer acceptance (subject to contract) and prior to solicitors being instructed.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact –

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