



DUE EARLY 2026

Units at New Barns Farm, Drove Road, Gamlingay, Bedfordshire  
SG19 2FL

811.1230430

Eddisons

# NEW UNITS AT DROVE ROAD

GAMLINGAY, BEDFORDSHIRE, SG19 2FL



Agreement

To Let



Detail

Industrial / Workshop



Rent

From £12,000 pa plus VAT



Size

From 86.55 sq m (932 sq ft) to  
436.55 sq m (4,700 sq ft)



Location

Gamlingay, SG19 2FL



Property ID

811.1230430

**For Viewing & All Other Enquiries Please Contact:**



**MATTHEW HUNT**  
BSc (Hons) MRICS  
Associate Director

[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)

07866 165013

01480 451578

## Property

The property comprises a comprehensive refurbishment into 4 separate units each with their own pedestrian and goods entrance. The property will be finished to a good standard with practical completion due early 2026. Internal eaves height anticipated to be 5.5m rising at the pitch.

Externally, the property provides allocated parking, concrete loading area and gated entrance.

The properties may be suitable for a range of uses (STP).

## 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.

Unit	Sq m	Sq ft	Rent (£) per annum exclusive
2	86.55	932	12,000
3	175.00	1,884	22,500
4	175.00	1,884	22,500
5 <b>LET</b>	175.00	1,884	-

## Energy Performance Certificate

Awaiting assessment.

## 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 from the owners 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:** South Cambs District Council  
**Rateable Value:** Awaiting assessment

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, on terms to be agreed. Longer term leases available.

## Rent

See accommodation schedule.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development. Further details available on request.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## 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

---

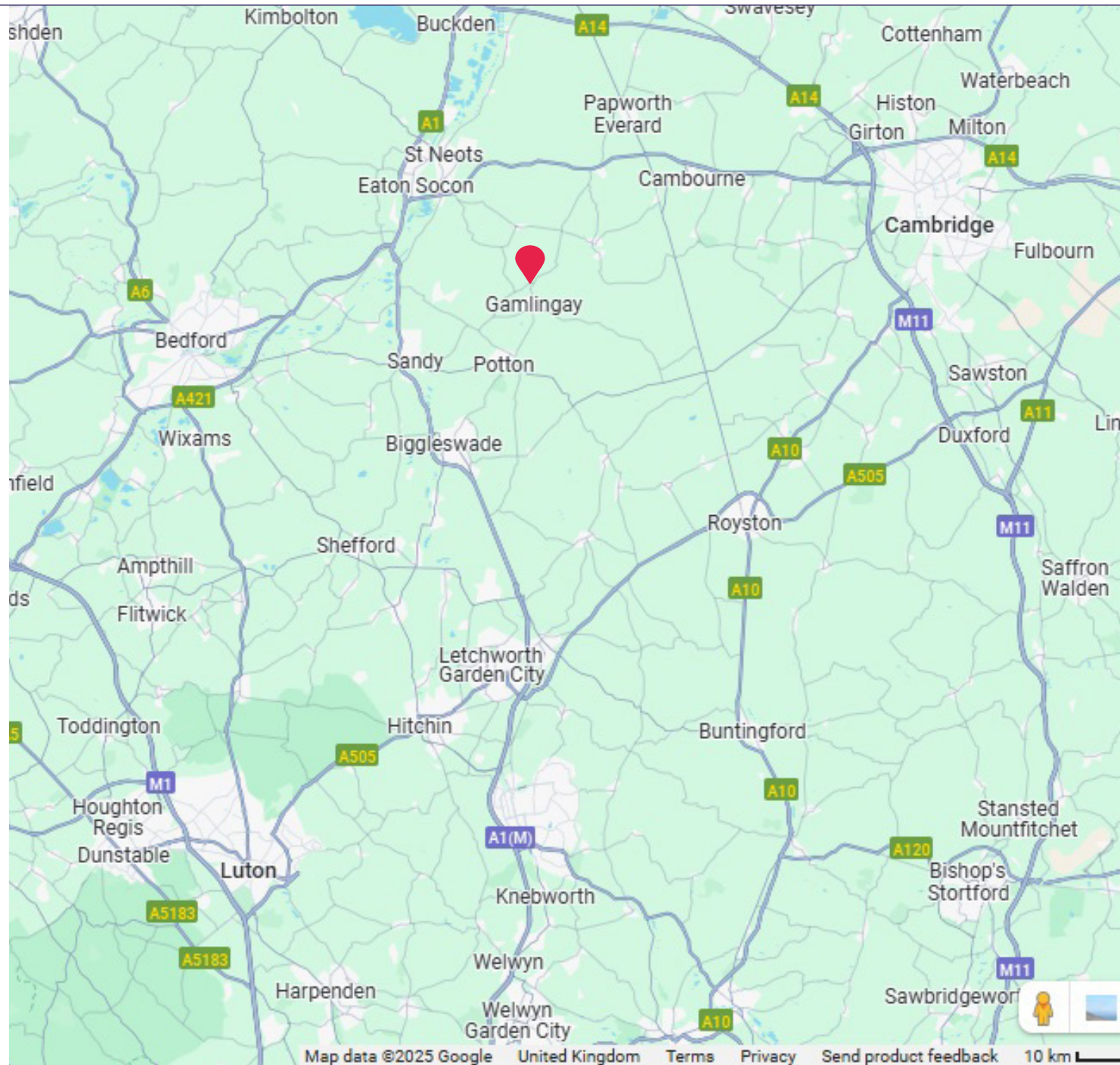
New Barns Farm sits within the wider parklands of Gamlingay and offers a semi-rural location.

The subject property is located approximately 6 miles south-east of St Neots and 4.5 miles north-east of the A1 at Sandy.

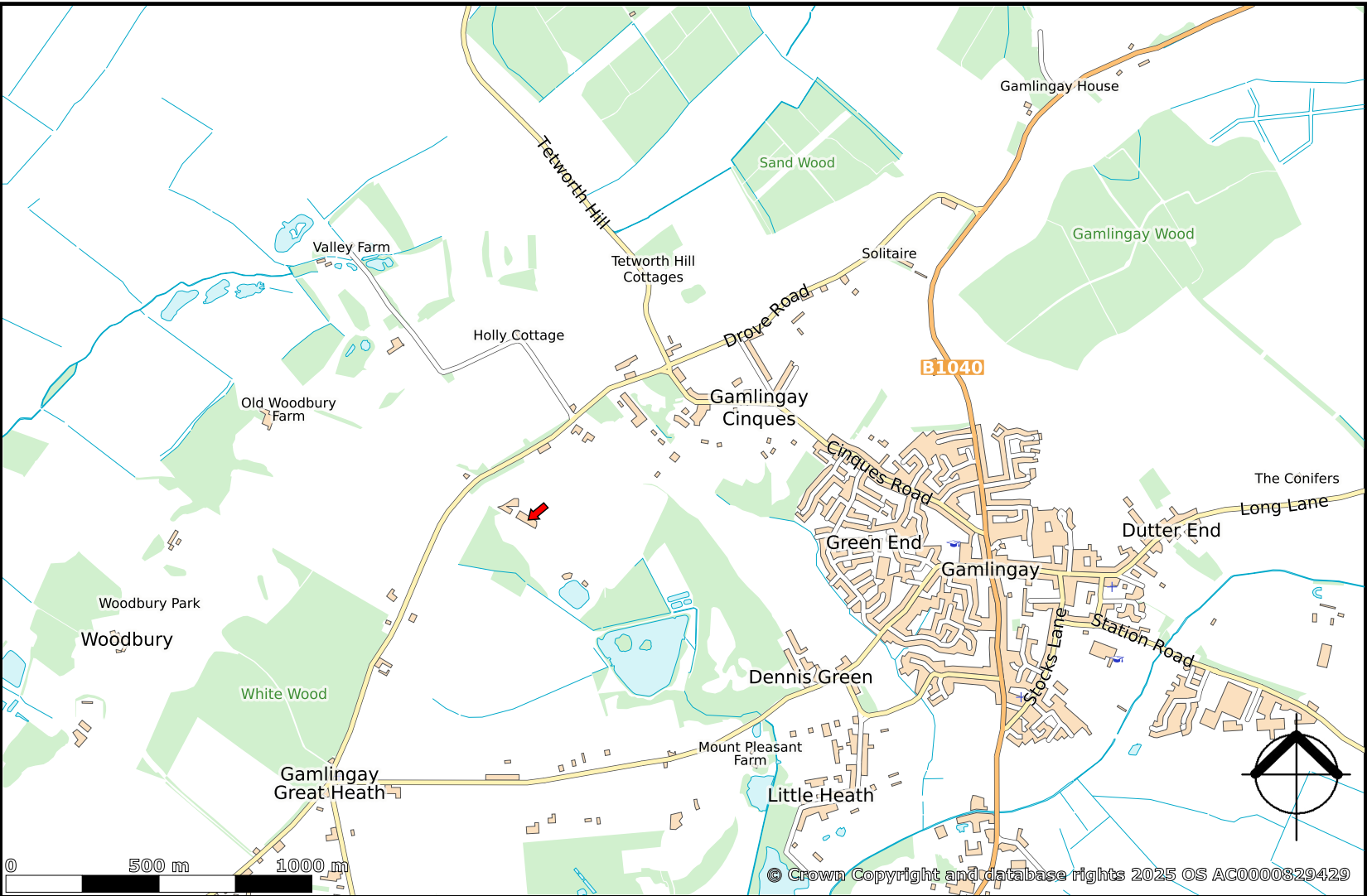
Access to central Cambridge is via the B1040 and A428 with a travel time of approximately 30 minutes.

Satnav: SG19 2FL

What3words: wheat.ambition.tumble



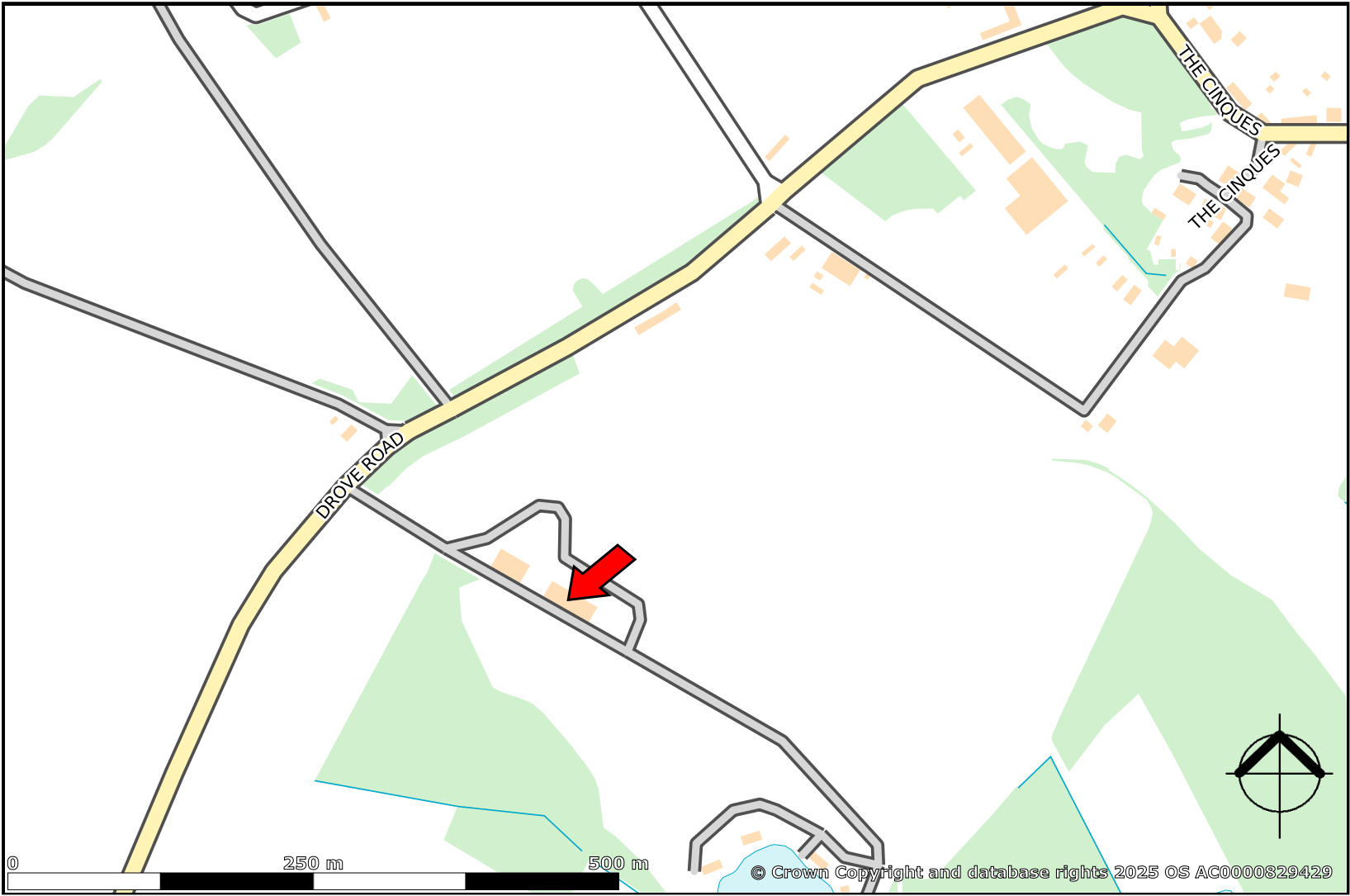




created on **edozo**

Plotted Scale - 1:20,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



created on **edo**zo

Plotted Scale - 1:5,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract