

**INDUSTRIAL UNIT**

**TO LET**



**Unit 20, Halcyon Court, Huntingdon, Cambridgeshire  
PE29 6DG**

811.140912

**Eddisons**

# UNIT 20, HALCYON COURT

HUNTINGDON, CAMBRIDGESHIRE, PE29 6DG



Agreement

To Let



Detail

Industrial



Rent

£11,000 pa



Size

100.82 sq m (1,085 sq ft)



Location

Huntingdon, PE29 6DG



Property ID

811.140912

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



**MATTHEW HUNT**  
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Associate Director

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## Property

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The unit is of conventional steel portal frame construction with cavity brick and block main walls and plastic coated steel sheeting above, underneath a pitched insulated double skin roof with translucent sky lights. Access to the unit is by way of an up and over loading door. The unit has a partial mezzanine floor installed above the offices.

The property benefits from 3 phase power.

Externally, there is parking available within the courtyard development.

## Energy Performance Certificate

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Awaiting EPC.

## Services

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Mains electricity, water and drainage are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## Town & Country Planning

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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

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**Charging Authority:** Huntingdonshire District Council  
**Description:** Workshop and Premises  
**Rateable Value:** £9,000

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

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The property is available To Let by way of a new full repairing and insuring lease on terms to be agreed.

## Rent

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£11,000 per annum.

## Service Charge

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A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

## Legal Costs

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

## Anti-Money Laundering

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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.





