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## **TO LET**

Units 2, 3, 7a and 7b Whitehall Farm Industrial Estate, Croxton, St Neots, Cambridgeshire, PE19 6SS

**GUIDE RENTS: Units 2 & 3 - £6 PSF; Units 7a & 7b - £7 PSF**

- Warehouse Units Located in a Prominent Position next to the A428 between Bedford and Cambridge
- Units 2 and 3 - 1090 sq m (11,736 sq ft) Per Unit; Unit 7a - 111 sq m (1,200 sq ft); Unit 7b - 106 sq m (1,140 sq ft) Approx.
- Prominent Position in an Established Industrial Estate
- Quick Access to A1M; A14 and M11
- Secure and Gated Yard
- Available Immediately



## Location

Croxton is a village approximately 3.5 miles east of St Neots, 13 miles west of Cambridge and 50 miles north of London.

Whitehall Farm Industrial Estate, Croxton is a gated site just off the A428 between Caxton Gibbet and Black Cat Roundabout.

There is quick access to the main arterial routes of the A1M, A14 and M11.

## The Properties

The units are located within the gated Whitehall Farm Industrial Estate just off the A428 between the Caxton Gibbet and Black Cat Roundabout.

The units are primarily built in sheet steel with asbestos roofs supported by steel portal frames.

Communal facilities include washroom and toilets.

Externally, there is a yard available for staff parking along with loading/unloading.

## Accommodation

Unit 2	1090 sq m	11,736 sq ft
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Unit 3	1090 sq m	11,736 sq ft
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Units 2 and 3 are available as separate or combined units.

Unit 7a	111 sq m	1,200 sq ft
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Unit 7b	106 sq m	1,140 sq ft
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## Planning

It is believed the properties have planning permission for Class B8 use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties should make their own enquiries of the Local Authority to satisfy themselves as to the suitability of the current planning consent for their proposed use.

## Services

We understand that single and 3 phase electricity, water and telecom services are connected to the properties.

Interested parties should however satisfy themselves as to the availability and adequacy of service supplies to the property.

## Terms

The units are offered on new full repairing and insuring leases on terms to be agreed.

## Rent

### Guide Rents

Unit 2 - £70,000 per annum (£6 psf)

Unit 3 - £70,000 per annum (£6 psf)

Unit 7a - £8,400 per annum (£7 psf)

Unit 7b - £8,000 per annum (£7 psf)

Exclusive of all outgoing and payable quarterly in advance by Bankers' Standing Order.

### VAT

It is understood that VAT is payable.

### Service Charge

A service charge is payable.

### Rates

2023 Rateable Value:

Units 7a/7b - £10,000 each

2024/2025 Rate Poundage 49.9 p/£

Units 2 and 3 - £68,500

2024/2025 Rate Poundage 54.6 p/£

### Legal Costs

Each party to be responsible for their own legal costs.

### EPC

C Rating.

### Viewing

Strictly by appointment through the joint letting agents:

#### Brown & Co

The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

Phil Cottingham

Tel: 01480 213811

Email: phil.cottingham@brown-co.com

Anne McGlinchey

Tel: 01480 479072

Email: anne.mcglinchey@brown-co.com

Strutt & Parker

Suite 1022, 1 Cambridge Square, Cambridge, CB4 0AE

Harriet Heylen

Tel: 01223 459490

Email: harriet.heylen@struttandparker.com



**UNIT 2**



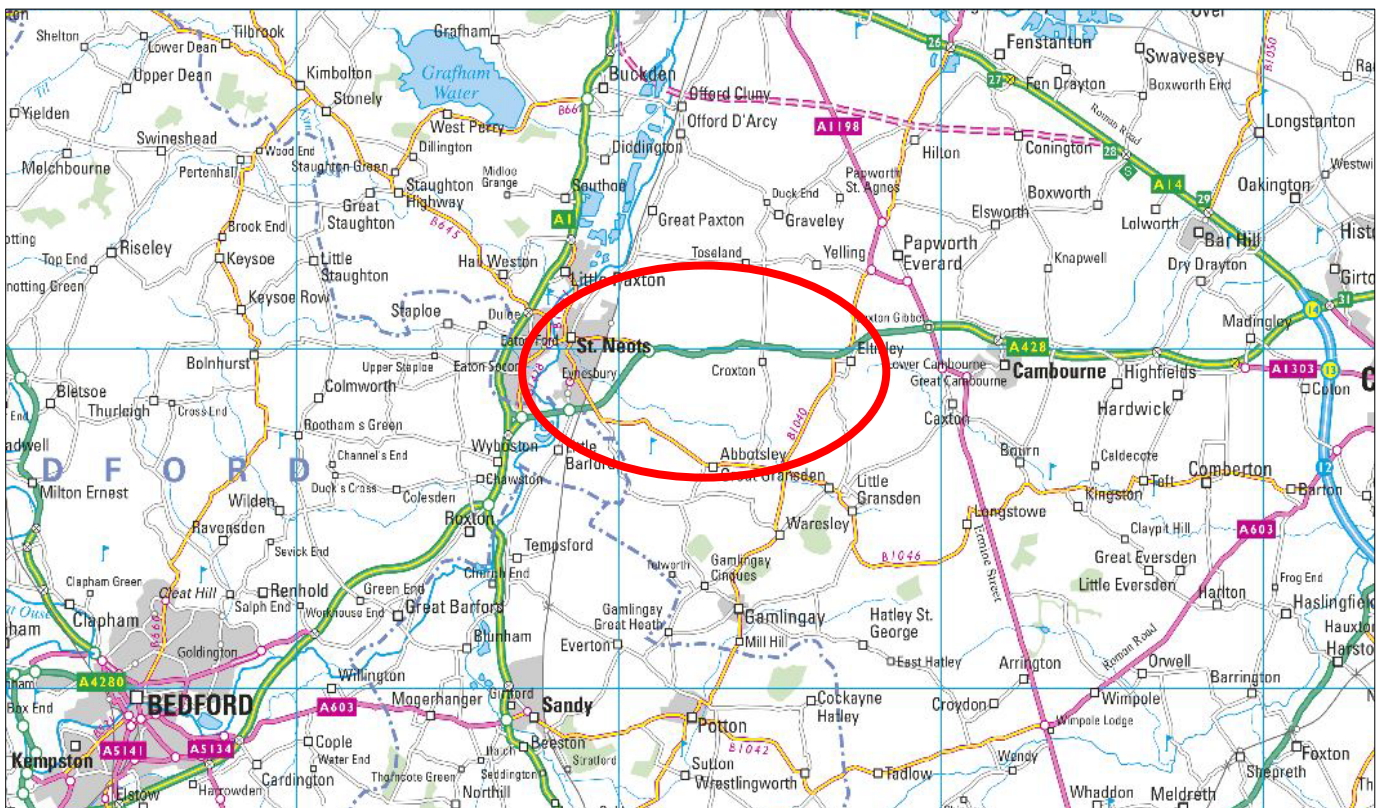
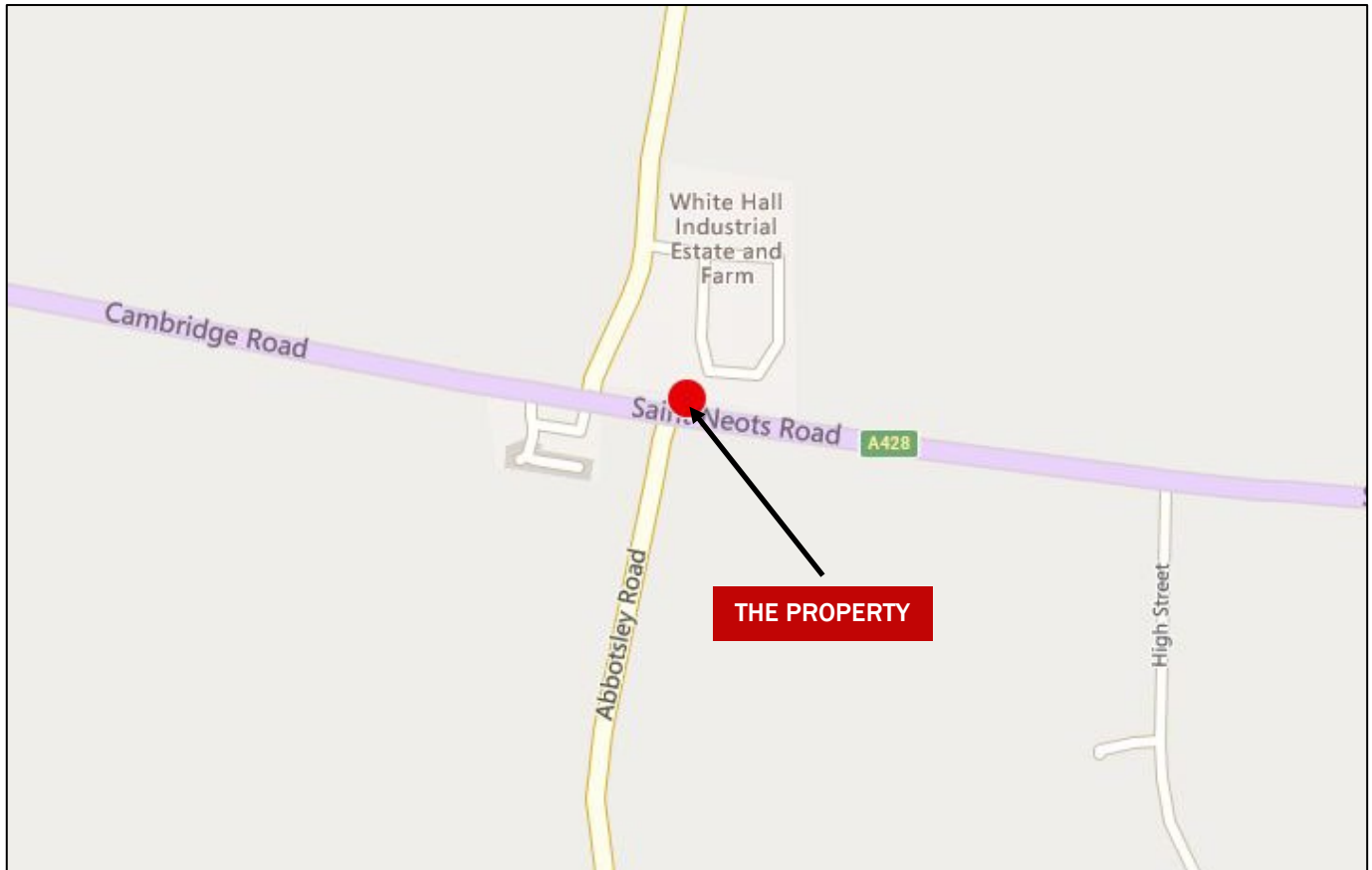
**UNIT 3**



UNIT 7A



UNIT 7B



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