



TO LET – LIGHT INDUSTRIAL

Unit 16
Earith Business Park
Meadow Drove
Huntingdon
Cambridgeshire
PE28 3QF

365.1 sq m (3,930 sq ft)

- Available to let on a new direct lease
- Benefits from full height working space, existing office space, WC's, kitchen and showers
- Situated on a popular light industrial estate
- Not suitable for motor uses

Location

The property is located in the village of Earith, which lies around 10 miles east of Huntingdon, 10 miles south west of Ely and around 15 miles north west of Cambridge. Earith has a range of local amenities including primary school, post office, local shop and pub.

The property itself is situated on Meadow Drove, to the north of main village, accessed from B1050 Colne Road.

Description

The property comprises an end of terrace light industrial unit of steel portal frame construction with brick and block lower elevations and profile metal clad upper elevations. The minimum eaves height is 3.5m and the pitch is approximately 6m at the apex.

The property benefits from office content over two floors which includes male/female WCs, shower, and a kitchen.

There is parking available to the front of the unit for 4 cars.

Accommodation

The property comprises an approximate gross internal area of:

Warehouse	181.53 sq. m	1,954 sq. ft
Ground Floor Office, Kitchen, WC's	93.4 sq. m	1,005 sq. ft
First Floor Office and Storage	93.4 sq. m	1,005 sq. ft
Total	365.1 sq. m	3,930 sq. ft

Planning

We understand that the property has consent for Use Class B1(c)/B2/B8 and E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (amended 2020). Interested parties are advised to make their own investigations to the Greater Cambridge Shared Planning Services.

Uniform Business Rates

The property is entered into the 2026 VOA Ratings List with a rateable value of £20,750. Interested parties are advised to make their own enquiries with Huntingdonshire District Council.

Service Charge

There is a service charge payable towards upkeep and maintenance of the wider estate.

EPC

The property has an EPC Rating of B (48).

Terms

The property is available by way of a new direct lease at a quoting rent of £26,000 per annum. The rent is exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Rand

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