

UNIT 6 TO LET

7,520 ft² (699 m²)



ESTABLISHED TRADE
COUNTER LOCATION



CLOSE PROXIMITY
TO A1(M) & M11



1 MILE FROM
TOWN CENTRE



www.ipif.com/huntingdon

TRADE COUNTER / INDUSTRIAL UNIT TO LET

THE BRIDGE CENTRE

ST PETERS ROAD, HUNTINGDON, PE29 7DA



LOCATION

The Bridge Centre is prominently located adjacent to St Peters Road approximately 1 mile from Huntingdon Town Centre.

Huntingdon is an expanding town with a population of approximately 23,000 and lies 60 miles north of London, 20 miles north-west of Cambridge and 23 miles south of Peterborough.

The A14 trunk road bypasses the town providing a dual carriageway linking the east coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial improvement which has significantly reduced journey times to Cambridge in the east.

The A1 lies 3 miles to the west of the town centre and there is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

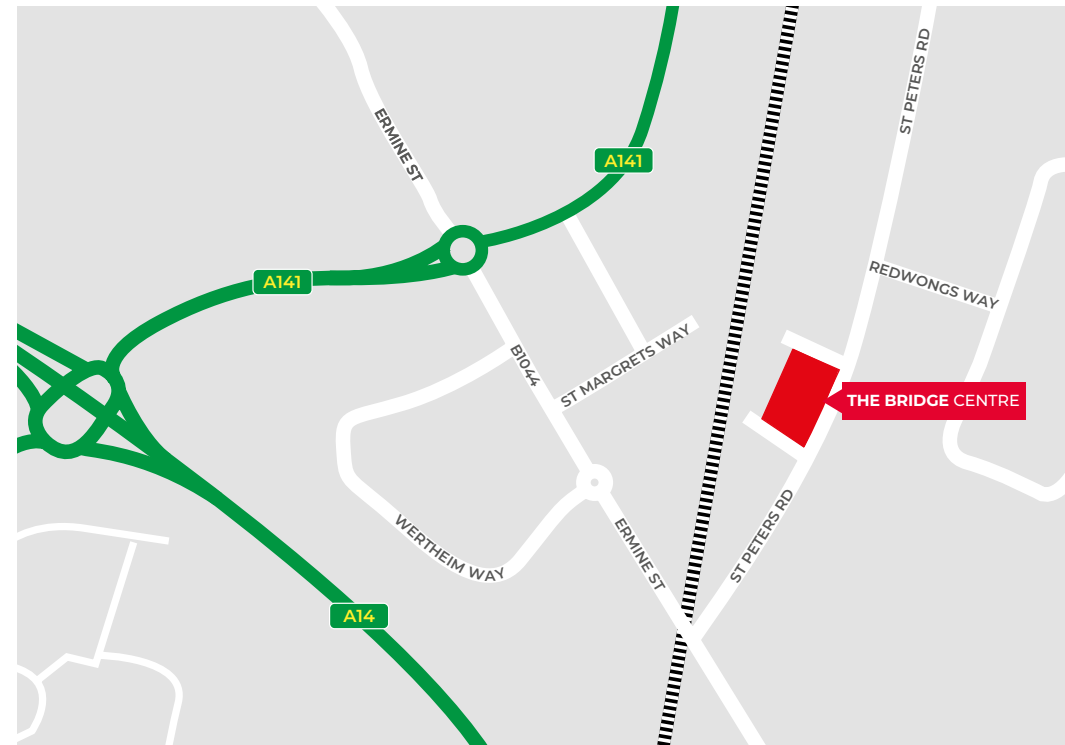
DRIVE TIMES

Destination	Distance	Time*
Huntingdon	1 mile	5 min
A14	4 miles	11 min
A1(M)	5 miles	9 min
M11	15 miles	21 min
Cambridge	20 miles	37 min
Peterborough	23 miles	30 min

TRAIN TIMES

Station Name	Via	Time*
Huntingdon	Driving	7 mins
Peterborough	Huntingdon	17 mins
St Pancras Intl.	Huntingdon	1 hr
London Bridge	Huntingdon	1 hr 22 mins

*Travel time approximate. Sourced by Google Maps.



DESCRIPTION

Unit 6 is a modern end of terrace industrial unit with trade counter consent. The unit is of steel portal frame construction with profile steel cladding to both walls and roof and benefits from separate male and female WC facilities and has been fitted out with a further staffroom.

The area has most recently been used as a trade counter and benefits from a fully glazed double door from the front car park. There is a separate roller shutter loading door with a clear height of approximately 4.5m and a width of 3.84m and a further separate pedestrian access into the warehouse area. To the front of the property there is allocated parking for up to 14 vehicles.

Unit 6 is located within a popular trading estate location and home to several familiar brands including Easy Bathrooms, Screwfix, Topps Tiles and Greggs bakery.

SPECIFICATION

- 14 allocated parking spaces
- Up and over loading door (3.84 m wide x 4.5 m high)
- Trade counter area with fully glazed double door
- Pedestrian access to warehouse
- Mains electricity, gas and water provided
- Male and female WCs
- Fitted staff room

ACCOMMODATION

The available accommodation comprises of the following gross external areas:

UNIT 6	FT ²	M ²	EPC
Ground Floor	7,520	699	C-57
TOTAL	7,520	699	



Indicative Image

UNIT	OCCUPIER
1	JUST TYRES AUTOCENTRES
2	SCREWFIX DIRECT LTD
3	CARPETS 4 LESS
4	EASY BATHROOMS
5	TOPPS TILES
6	TO LET - 7,520 ft²
7	MOTOR PARTS DIRECT LTD
8	DULUX DECORATOR CENTRE





SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

RATEABLE VALUE

£53,000 (from 1 Apr 2023).

RENT

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates

LEASE TERMS

The unit is available on new full repairing and insuring leases.



On behalf of the landlord



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