



Unit 5, Phoenix Court, St Margarets Way, Huntingdon, Cambridgeshire
PE29 6EA

811.116588



BTG
Eddisons

UNIT 5, PHOENIX COURT

ST MARGARETS WAY, HUNTINGDON, CAMBRIDGESHIRE, PE29 6EA



Agreement

To Let



Detail

Workshop



Rent

£12,000 pa



Size

111.95 sq m (1,205 sq ft)



Location

Huntingdon, PE29 6EA



Property ID

811.116588

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

Phoenix Court comprises 14 workshop/industrial units in two terraces either side of a central access road.

Unit 5 comprises a mid terraced industrial unit with 3 allocated forecourt parking spaces. The unit has a roller shutter loading door incorporating a pedestrian access door.

Internally, the unit has a minimum eaves height of 5m and benefits from separate male and female WC's, a kitchen and a small office.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor area.

Unit	m ²	ft ²
5	111.95	1,205

Energy Performance Certificate

Rating: E (103)

Services

Mains 3 phase electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

Town & Country Planning

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

Charging Authority: Huntingdonshire District Council
Description: Workshop and Premises
Rateable Value: £9,200

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, by way of a new lease for a term to be agreed.

Rent

£12,000 per annum.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Details are available from the agent.

VAT

We understand that VAT will not be charged on the rent.

Legal Costs

The prospective Tenant will be responsible for contributing towards the Landlords Legal Costs.

Timing

The property is immediately available.

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

The expanding town of Huntingdon has a population of approximately 26,000 and is situated 60 miles north of London, 16 miles north west of Cambridge and 19 miles south of Peterborough.

The town is strategically well located for the A14 trunk road which by passes the town providing a dual carriageway route linking the east coast ports with the M11, A1 and M1/M6. There is a mainline railway station in Huntingdon with frequent services to London (Kings Cross/St Pancras).

The unit is located on the Stukeley Meadows Industrial Estate and is convenient for both the A141 northern town bypass which provides quick access to the A1 and A14 and also the town centre.







