



TO LET

HiTec House
Sand Road Industrial Estate
Sand Road
Great Gransden
Cambridgeshire
SG19 3AH

1,294.38 sq m (13,933 sq ft)

- Good quality, versatile industrial premises
- Located just 2.5 miles from the A428 and 7.5 miles from the A14
- Premises provides warehousing, office, kitchen and WCs
- Internal height is 4.5m to eaves and 6.5m to ridge
- 4 loading doors
- Potential for up to 20 parking spaces

Location

Great Gransden is a village in west Cambridgeshire with a population of approximately 1,000 residents (2021 Census). The village is located around 16 miles west of Cambridge, 9 miles south-east of St Neots, and benefits from access to the A428, approximately 3-4 miles to the north, linking to Cambridge, Bedford, the A1 and the strategic motorway network.

The A14 trunk road is approximately 8.5 miles away, providing connections to the M11, M1 and East Coast ports. Mainline rail services are available from nearby St Neots station, approximately 7 miles away, offering direct services to London King's Cross.

The village provides a range of local amenities including a shop and post office, public house, primary school, and sports facilities.

The property itself is located on the Sand Road Industrial Estate, an established business location home to a range of companies in the engineering and vehicle repair sectors.

Description

The property has the following specification;

- Steel frame construction
- Metal sheeting to the elevations and roof
- Concrete floor with resin screed on top
- 4 automated loading doors
- Useful office space
- A staff room, kitchens, and WCs
- 3-phase power supply
- Ceiling fans in the warehouse
- Potentially to 20 parking spaces by using some loading areas for parking
- Secure yard to the rear of the building

Accommodation

The property has an approximate gross internal area of 1,294.38 sq m (13,933 sq ft).

Planning

We understand the property is suitable for light industrial, general industrial, or storage & distribution purposes.

Other business uses may be permitted (subject to planning).

Interested parties are advised to speak to Huntingdonshire District Council on whether their proposed use for the property would be accepted.

Business Rates

The property has a rateable value of £54,000. The multiplier for 2026/27 is 48 pence in the pound.

Therefore, the rates payable for this property is currently £25,920 per annum.

Service Charge

There is currently no estate charge payable. We understand maintenance to the estate road and other common areas has been done on an ad-hoc basis.

EPC

The property is awaiting an updated EPC assessment.

Terms

The property is available on a new full repairing and insuring lease.

The quoting rent is £85,000 per annum, exclusive of VAT and other outgoings.

The tenant will be responsible for the payment of business rates and utilities.

Legal Costs

Each party to bear their own legal and professional fees.

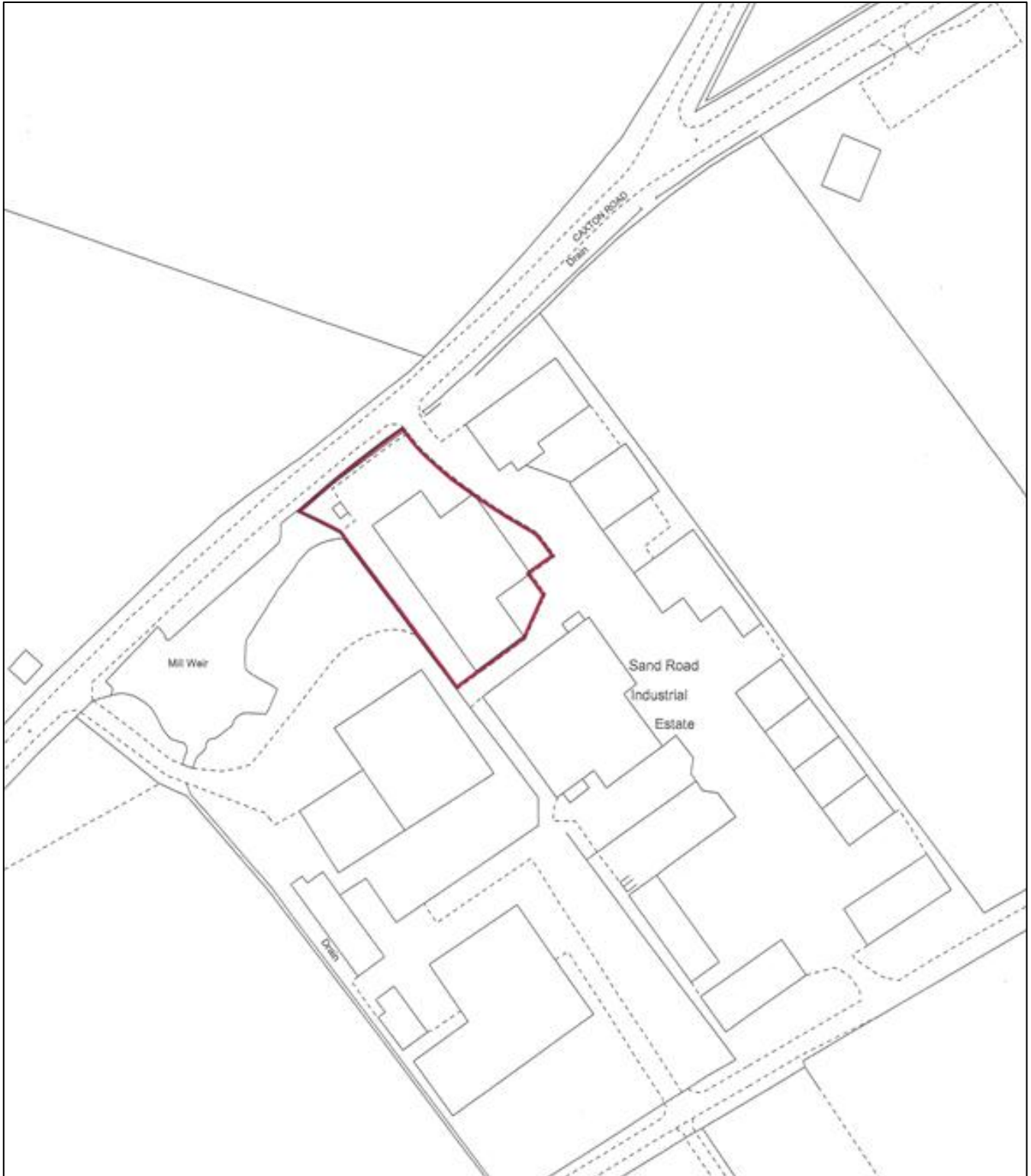
Viewing and Further Information

Strictly through the sole agent, Cheffins.

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The area to be leased is outlined red on the above plan.

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