



**Unit 10, Stonehill, Stukeley Meadows Industrial Estate, Huntingdon,
Cambridgeshire
PE29 6ED**

811.1224298

Eddisons

UNIT 10, STONEHILL

STUKELEY MEADOWS INDUSTRIAL ESTATE, HUNTINGDON, CAMBRIDGESHIRE, PE29 6ED



Agreement

To Let



Detail

Industrial



Rent

£19,750 pax



Size

185.41 sq m (1,996 sq ft)



Location

Huntingdon, PE29 6ED



Property ID

811.1224298

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT

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Property

The premises comprise a modern industrial unit constructed around a steel portal frame with brick and block main walls under a pitched insulated roof. The unit forms the end of a terrace of four with adjacent parking for a number of vehicles.

Internally, the property provides an open plan workshop/warehouse with kitchenette and WC facilities.

Eaves are approximately 5.8m high.

Accommodation

All areas are approximate in accordance with measuring standards.

Area	m ²	ft ²
Total GIA	185.41	1,996

Energy Performance Certificate

Awaiting an EPC.

Services

We understand that mains water and electricity supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property may have 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: £14,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Some small business rate relief may be available to qualifying occupiers.

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 lease by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£19,750 per annum exclusive.

Service Charge

There is currently no service charge payable.

VAT

VAT is not charged in addition to the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The expanding town of Huntingdon has a population of approximately 24,000 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 bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1, M11/M6 and which has recently been upgraded significantly reducing journey times, and A1 which is located 3 miles to the west of the town center. There is a main line railway station in Huntingdon with frequent services to London (Kings Cross/ St Pancras).

To find the property, proceed from Huntingdon town centre along Ermine Street and then underneath the Iron Railway Bridge along Stukeley Road, turning right into St Margaret's Way. Turn left onto Stonehill and proceed along almost until the bypass, turning left whereupon the property is situated within a block at right angles to the road.





