

# UNITS B2-B3

Tower Close, St. Peters Industrial Estate, Huntingdon, PE29 7DH



## Key Highlights

- 9,967 to 19,955 sq ft
- Located in a key industrial area on Tower Close, just off St Peters Road
- Ample car parking in front of the units
- Self contained with 24 hour access
- Four miles from the A14 and A1(M)
- Units available individually or combined

## Location

Huntingdon is located approximately 21 miles to the north-west of Cambridge and 39 miles east of Northampton. Due to the excellent transportation links and strategic logistic location, Huntingdon has become a highly established industrial and distribution area. The town is located approximately 4 miles from the A1(M) and A14 with easy access to London Stansted airport via the A14 and M11. There is also a direct rail link from Huntingdon with frequent service to London Kings Cross with an approximate journey time of 56 minutes.

## Description

The property comprises three terraced industrial/warehouse units, currently configured as a single unit, but can be split if required. All units have offices / WC's to the front. The units are of steel portal frame construction with LED lighting and translucent roof panels. Externally there is a yard/car parking to the front.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - B2	9,988	927.92	£82,500 /annum	Available
Unit - B3	9,967	925.96	£82,300 /annum	Available
<b>Total</b>	<b>19,955</b>	<b>1,853.88</b>		

## Viewings

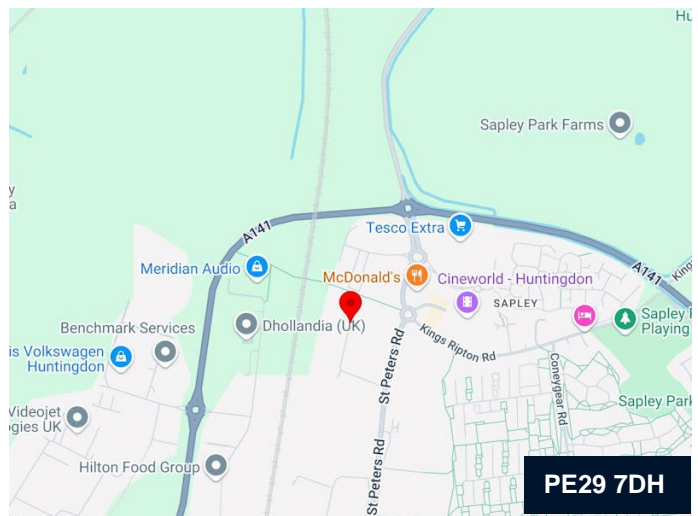
Strictly by appointment with the sole agents.

## Terms

The units are available to let (guide rents as per the above table, plus VAT). Subject to a surrender of the existing lease, the property is to be let on an Internal Repairing and Insuring basis, with the landlord responsible for maintaining the roof and structure via the service charge. The landlord is looking for a minimum term of 5 years.

## Outgoings

The tenant is to be responsible for all business rates, service charge, utilities and insurance associated with the unit.



## Contact

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