

# 9-10 CLIFTON ROAD

HUNTINGDON | PE29 7EJ

## TO LET

6 x comprehensively refurbished  
trade and industrial/warehouse units

4,500-18,012 sq ft (418-1,673 sq m)

3 UNITS  
REMAINING



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4,500-20,945 sq ft  
(418-1,946 sq m)

## Description

9 & 10 Clifton Road comprises 6 warehouse units ranging in size from 4,500 sq ft to 20,000 sq ft.

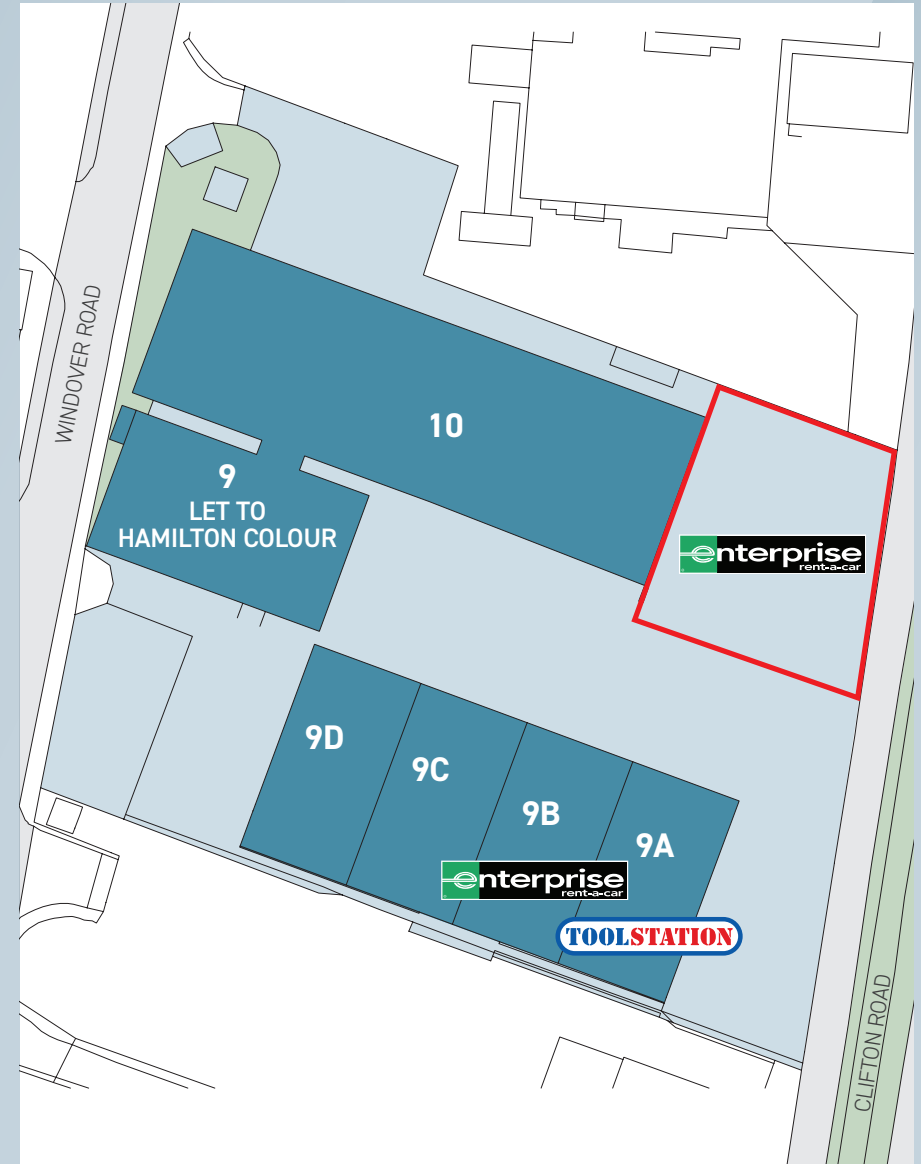
The units are currently undergoing a comprehensive refurbishment programme, incorporating new external cladding, loading doors to each unit, WC's and kitchenette facilities.

Units 9A-D are of concrete portal frame construction with an eaves height of 3.25m, whilst units 9 & 10 are both of steel portal frame construction with an eaves height of 5m.

The entire site is surrounded by a secure fenced with a gated entrance from Clifton Road.

## Accommodation

|         | Size (sq ft)           | Size (sq m) |
|---------|------------------------|-------------|
| Unit 10 | 18,012                 | 1,673.37    |
| Unit 9  | LET TO HAMILTON COLOUR |             |
| Unit 9A | LET TO TOOLSTATION     |             |
| Unit 9B | LET TO ENTERPRISE      |             |
| Unit 9C | 4,500                  | 418.06      |
| Unit 9D | 4,500                  | 418.06      |



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## Location

The units are located on Clifton Road, Huntingdon, approximately 1 mile away from the town centre, on the principle industrial estate for the town.

Nearby amenities can be found at Greggs, Lidl and Tesco. Nearby occupiers include Hotel Chocolat, Screwfix, Wickes, Toolstation, Topps Tiles and Easy Bathrooms.

Huntingdon is approximately 60 miles north of London, 16 miles West of Cambridge and 19 miles south of Peterborough.



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## Contact

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## Tenure

New FRI lease on terms to be agreed.

## EPC

The units have an EPC rating of C.

## Rateable Value

To be assessed separately.

## VAT

VAT will be charged at the prevailing rate.

## Service Charge

A service charge will be levied for the upkeep and maintenance of the estate.

## Legal Costs

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

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