

# Unit 2 Harvard Industrial Estate

Kimbolton, Huntingdon, PE28 0NJ



## Key Highlights

- Industrial/warehouse unit with offices
- Let to Sabert UK Ltd
- Offers sought in excess of £1,600,000
- Good level of parking
- 10 years lease at a rental of £160,850 per annum exclusive, from June 2016.
- Future development potential subject to planning

Stuart House  
Peterborough PE1 5DD

**01733 344 414**

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## DESCRIPTION

The property comprises an industrial warehouse unit with a two storey administration block.

The warehouse is of portal steel frame construction, with a mixture of brick and profile metal sheet cladding and a pitched roof. The warehouse has 5m eaves and a roller shutter door which is 3.1m wide by 4.5m high. The building benefits from a significant amount of power with there currently being 350 Amps and 3 phase power.

The two storey administration block provides modern office accommodation, kitchen and wc's facilities, staff canteen and a CAD room on the ground floor. The offices are carpeted with suspended ceilings incorporating air conditioning units and LED lighting.

Externally there is potential site expansion to the side of the building. The building also benefits from a good level of parking to the front of the premises and a yard to the rear.

## LOCATION

Kimbolton is situated on the B645, 8 miles north west of St Neots, 13 miles north of Bedford and 12 miles south west of Huntingdon. The property is located on Harvard Industrial Estate approximately 1.25 miles outside the village of Kimbolton, Cambridgeshire. The property is 3 miles south of the A14 dual carriageway, which links the A1 to the M1.

## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Warehouse	16,276	1,512
Mechanical and canteen area	3,208	298
First floor offices	1,929	179.2
Mezzanine	4,606	427.9
<b>TOTAL</b>	<b>26,019</b>	<b>2,417</b>

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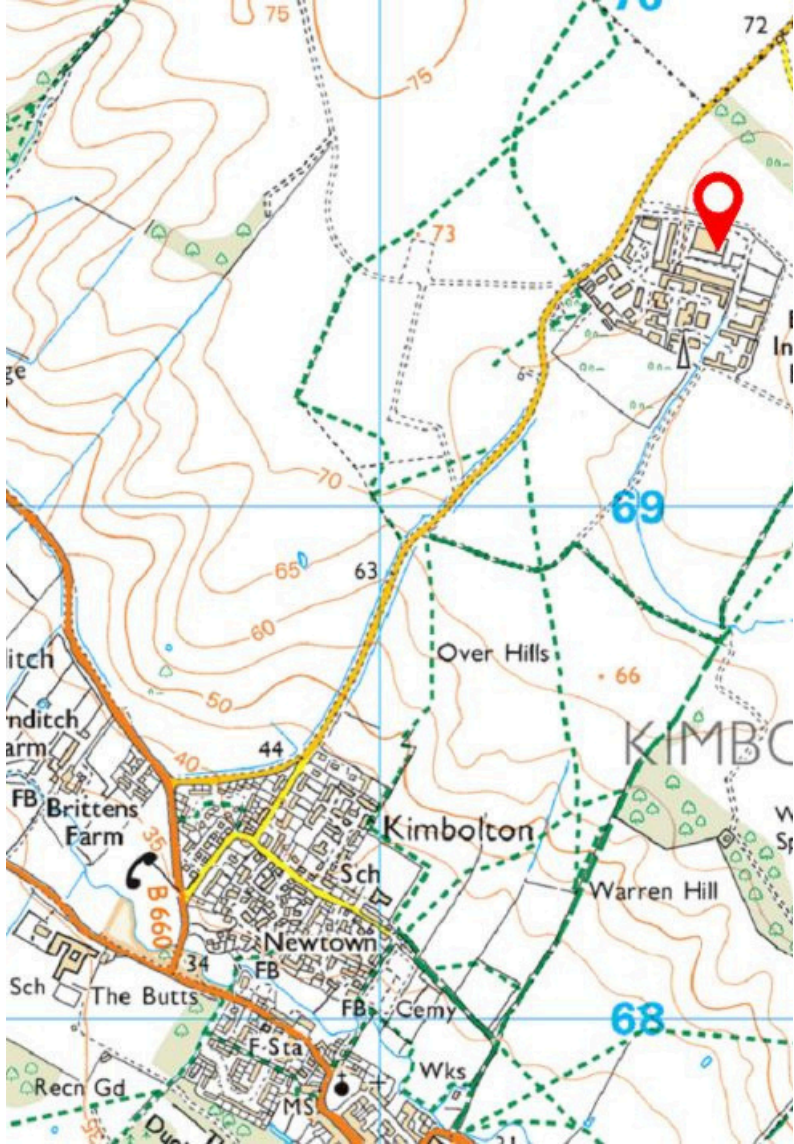
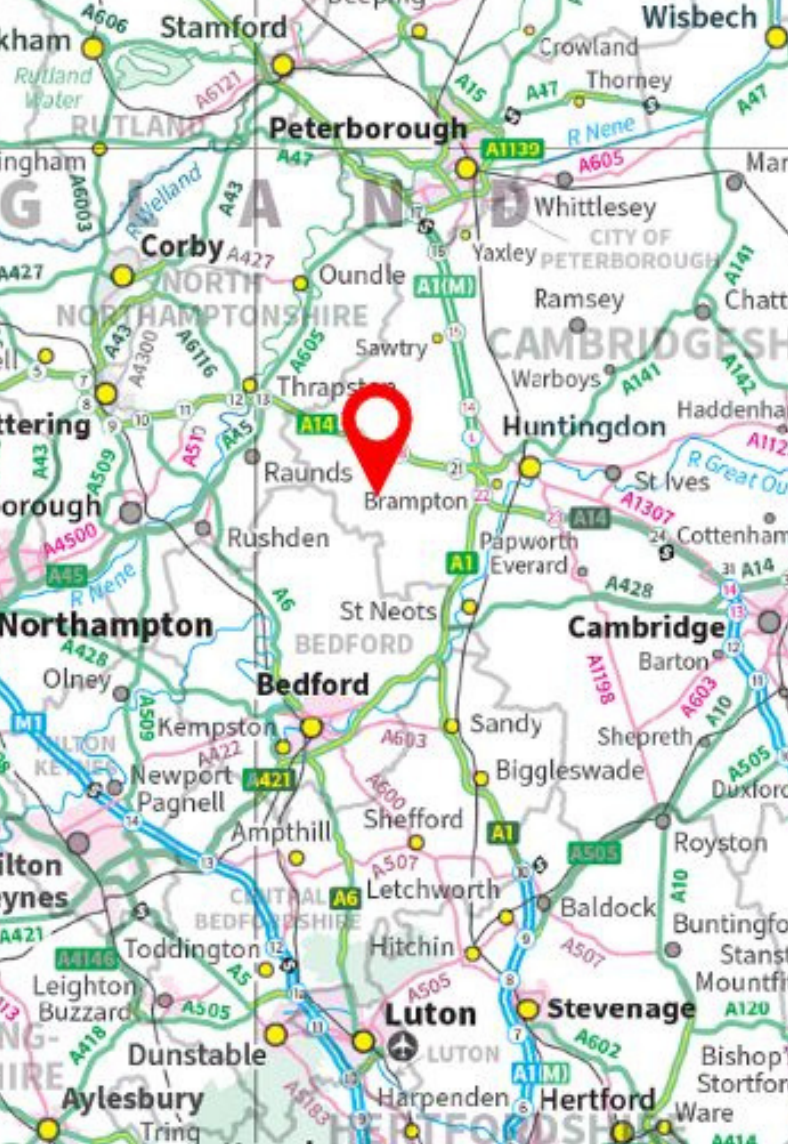


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## VIEWINGS

Strictly by appointment with the sole agents, Savills.

## TERMS

The property is available for sale. We are seeking offers in excess of £1,600,000.

## VAT

VAT is applicable.

## BUSINESS RATES

Rateable Value 2024 - £113,000

## EPC

EPC - C

## TENANT COVENANT

Sabert UK Ltd are experts in the packaging industry.

Dun & Bradstreet rating of 2A2.

## MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## LEGAL COSTS

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

## CONTACTS

For further information please contact:

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