

DEVELOPMENT, INDUSTRIAL, INVESTMENT, OFFICE FOR SALE

# 14 Blackstone Road

Huntingdon, PE29 6EF



## Key Highlights

- Detached industrial / warehouse property
- Located 5 minutes from the A1(M)/A14
- Circa 30 on site car parking spaces
- EPC Rating: B
- Currently running as a serviced business centre
- Income producing with potential for vacant possession
- Asset management opportunity
- Site area 0.55 acres

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

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## DESCRIPTION

The property comprises a detached warehouse / industrial unit with ancillary offices and mezzanine storage.

It has a mixture of LED and fluorescent lighting with air conditioning to some areas. The warehouse has an eaves height of 5.78m rising to a ridge of 8.14m.

There are parking and loading areas to the front of the site. Total site area of approximately 0.55 acres.

The property is considered to have an 'asset management' opportunity to return it back to a more traditional industrial / warehouse use with ancillary offices in order to drive value.

## ACCOMMODATION

The accommodation comprises the following gross internal floor areas:

FLOOR AREA	SQ FT	SQ M
Unit - Warehouse - ground floor	6,415	596
Unit - Warehouse - first floor	2,533	235
Mezzanine	2,487	231
Unit - Office - Ground floor	1,781	165
Unit - Office - First Floor	1,365	127
<b>TOTAL</b>	<b>14,580</b>	<b>1,355</b>

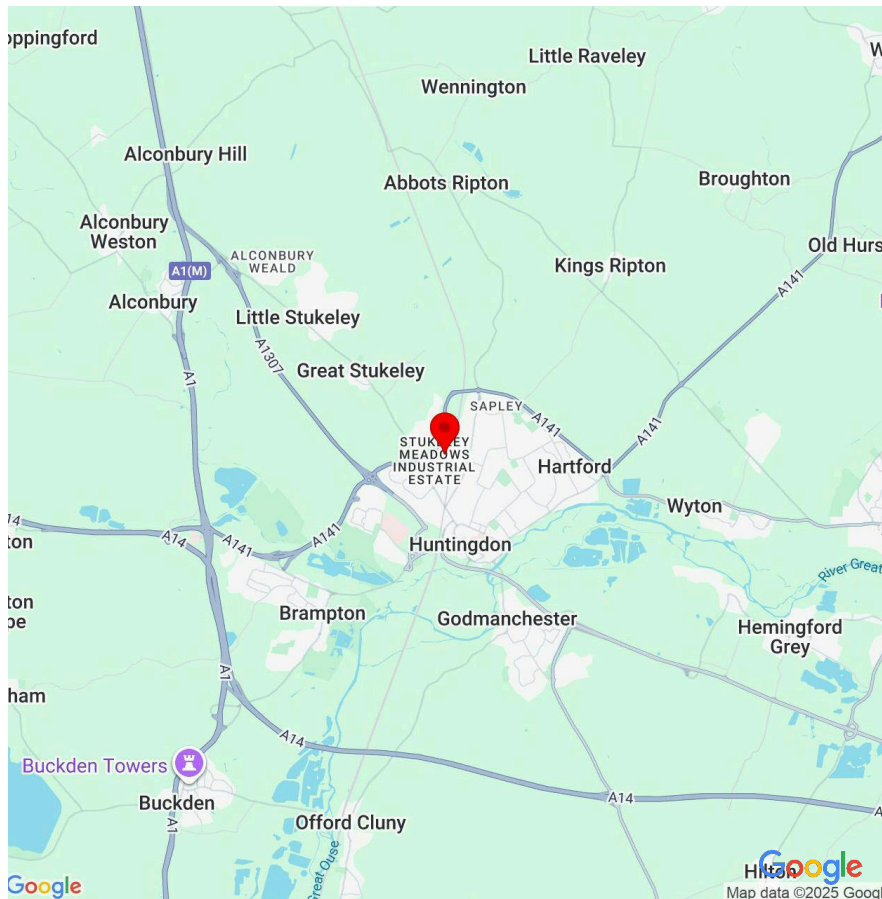
## LOCATION

Huntingdon Business Centre is located on Blackstone Road, Huntingdon with excellent access to the A14 and A1(M).

The expanding town of Huntingdon is located approximately 21 miles to the north-west of Cambridge and 39 miles east of Northampton.

Huntingdon is located approximately 4 miles from the A1(M) and close to the recently upgraded A14 and has 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. Stukeley Meadows Industrial Estate is close to Ermine Business Park and Hinchingsbrooke Business Park.

Nearby occupiers include Hilton Foods, Encocam, Northgate Vehicle Hire, Howdens and Dunelm.

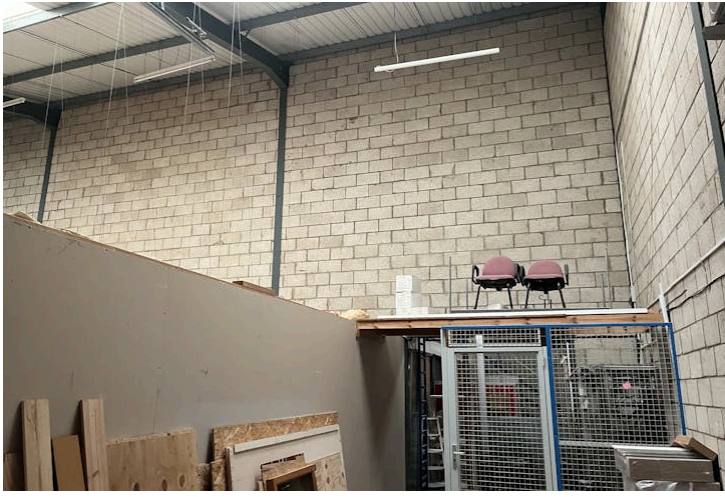


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### VIEWINGS

Strictly by appointment with the sole agents.

### TERMS

The property is available for sale.  
Guide price: £1.1m.

### ESTATE SERVICE CHARGE

Not applicable.

### BUSINESS RATES

EPC: B  
The property has been split into several smaller rateable values so would need reassessment in due course.

### VAT

VAT will be payable on the sale.

### ANTI MONEY LAUNDERING

In accordance with current AML Regulations, two forms of ID and confirmation of the source of funding will be required.

### EPC

The property has a B rating.

### LEGAL COSTS

Each party to bear their own legal costs in this transaction.

### CONTACTS

For further information please contact:

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