

# INDUSTRIAL UNIT TO LET

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

**01480 451578**



**Unit 9 Halcyon Court, Huntingdon,  
Cambridgeshire, PE29 6DG**

**Rent: £5,650 pa**

**Size: 55.27 sq m (595 sq ft)**

- Modern light industrial premises
- Close proximity to A14/A1
- On-site communal car parking
- Available immediately

'Voted by the Estates Gazette Most active agent in the East of England 2013 to 2017'



Bury St Edmunds • Cambridge • Huntingdon • Peterborough

## LOCATION

Halcyon Court is a modern development of small factory units arranged around a central courtyard on the Stukeley Meadows Industrial Estate close to the Ermine Business Park.

To find the premises proceed from Huntingdon town centre, turn left off the ring road into Ermine Street and proceed underneath the Iron Bridge. Turn right into St Margarets Way.

Halcyon Court can be found on the right hand side opposite the junction with Stonehill.

## DESCRIPTION

Construction of the unit is conventional steel portal frame and cavity brick and block main walls and plastic coated steel sheeting underneath a pitched insulated double skin roof with translucent sky lights. Access to the unit is by way of an up and over folding steel door.

## ACCOMMODATION

- Reception/office
- Kitchenette
- WC
- Warehouse

## SERVICES

Mains electricity and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

## PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

## BUSINESS RATES

From 1 April 2018 the rateable value is £4,900 and the property will therefore qualify for small business rates relief. Because the RV falls below £12,000, we can confirm that **there will be no rates payable during 2018/19** for a UK registered business for which this will be its only occupied commercial premises.

## LEASE TERMS

The property is offered by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

£5,650 per annum exclusive.

## EPC

The property has an EPC of D (95). A copy of the EPC is available on our website.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the sole agents:-

### **Barker Storey Matthews**

150 High Street  
Huntingdon  
Cambridgeshire  
PE29 3YH

Contact: **Matthew Hunt**  
**mjh@bsm.uk.com**  
**(01480) 451578**

7F346 181214

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)

Bury St Edmunds



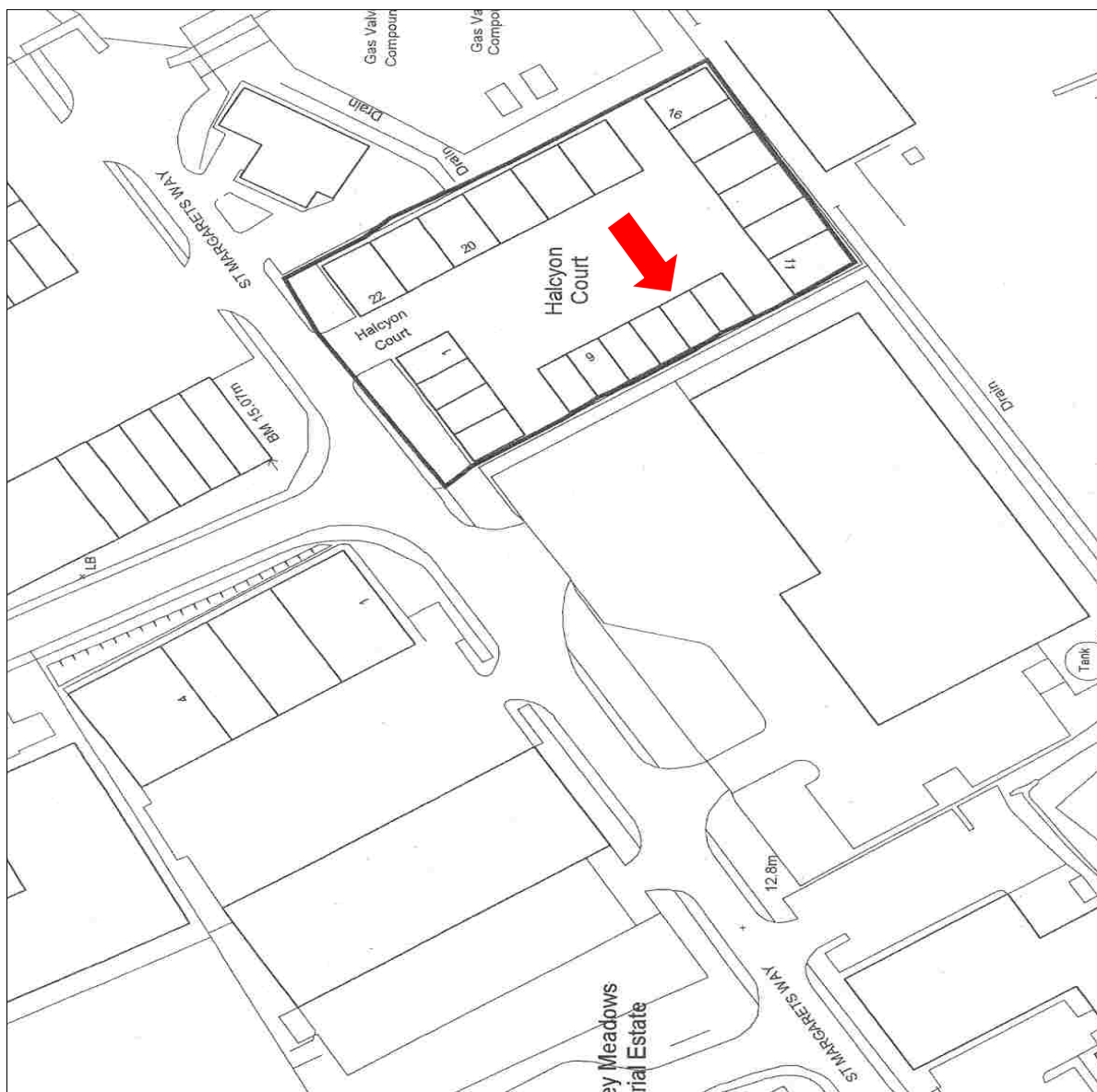
Cambridge



Huntingdon



Peterborough



#### ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED.

THIS PLAN IS PUBLISHED FOR IDENTIFICATION PURPOSES ONLY AND ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTRACT. LICENCE No. 100003928

**BARKER STOREY  
MATTHEWS**

[bsm.uk.com](http://bsm.uk.com)