01480 213811 | Tim.Davies@brown-co.com

FOR SALE or LET

Unit 19, Chester Road, Colmworth Business Park, St Neots, PE19 8YT

GUIDE RENT - £35,000 Per Annum

FOR SALE – OIEO £480,000

- Purpose Built Industrial/Warehouse Unit
- Recently Refurbished Throughout
- Office, Kitchenette, WC
- Extensive Private Parking
- GIA – 381.6 sq m (4,108 sq ft)
- Established Business Location Close to A1M

St Neots

St Neots is the largest Town in Cambridgeshire located on the banks of the River Great Ouse with, according to recent estimates, over 32,500 population living within the urban area. Adjoining and nearby settlements falling within the extra urban area, such as Little Paxton, contain a population considerably in excess of 40,000 residents. When feeder communities which rely on St Neots as a hub for services are considered, the catchment is estimated to be in excess of 80,000. Furthermore, Cambridgeshire has the highest County growth rate in the UK and St Neots has the fastest rate of population growth within the County.

Benefiting from its electrified rail links to London Kings Cross (typical journey time of 50 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the East Coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford route.

The Property

The property is located on the well established Colmworth Business Park 0.5 miles from the Wyboston Interchange of the A1M. The purpose built unit which has recently undergone internal refurbishment and offers versatile use for many different owners. The building comprises large office/reception area with separate kitchenette and male and female/disabled WC's. The main warehouse area is accessed via a roller shutter door with potential additional mezzanine floor area to be added due to the generous 7m eaves height.

Accommodation

Office	26.32 sq m	(283 sq ft)
Kitchen	3.91 sq m	(42 sq ft)
Industrial	381.6 sq m	(3533 sq ft)

Services

Mains water, gas, single and 3-phase electricity and telecom services are connected to the property. Drainage is to the mains sewers.

Interested parties will be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

Car Parking

Extensive parking is provided to the front of the unit.

Terms

The property is available to let on a new full repairing and insuring lease or a sale of the long leasehold interest.

Rent

Guide Rent: £35,000 per annum exclusive and payable quarterly in advance by Bankers' Standing Order on the usual quarter days. VAT is applicable.

Price

Offers in Excess of £480,000 are invited. VAT is applicable. The property is held on a 999 year term commencing 25th June 2002.

Business Rates

2017 Rateable Value: £33,500
2019/2020 Rate Poundage 49.1p/£
(Note: Transitional Relief/Charge may apply)

Service Charge

A service charge is levied at £186.56 per quarter to cover estate service charges.

Legal Costs

Each party will be responsible for their own legal costs subject to leasehold purchase with new Lessee's liable for Lessor's costs.

Brown & Co Barfords

St Neots Office
The Fairways
Wyboston Lakes
Bedfordshire
MK44 3AL

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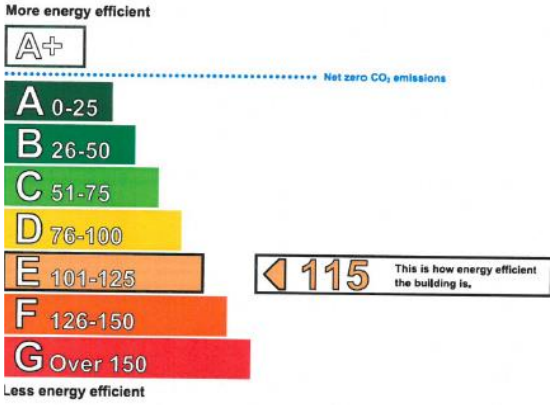
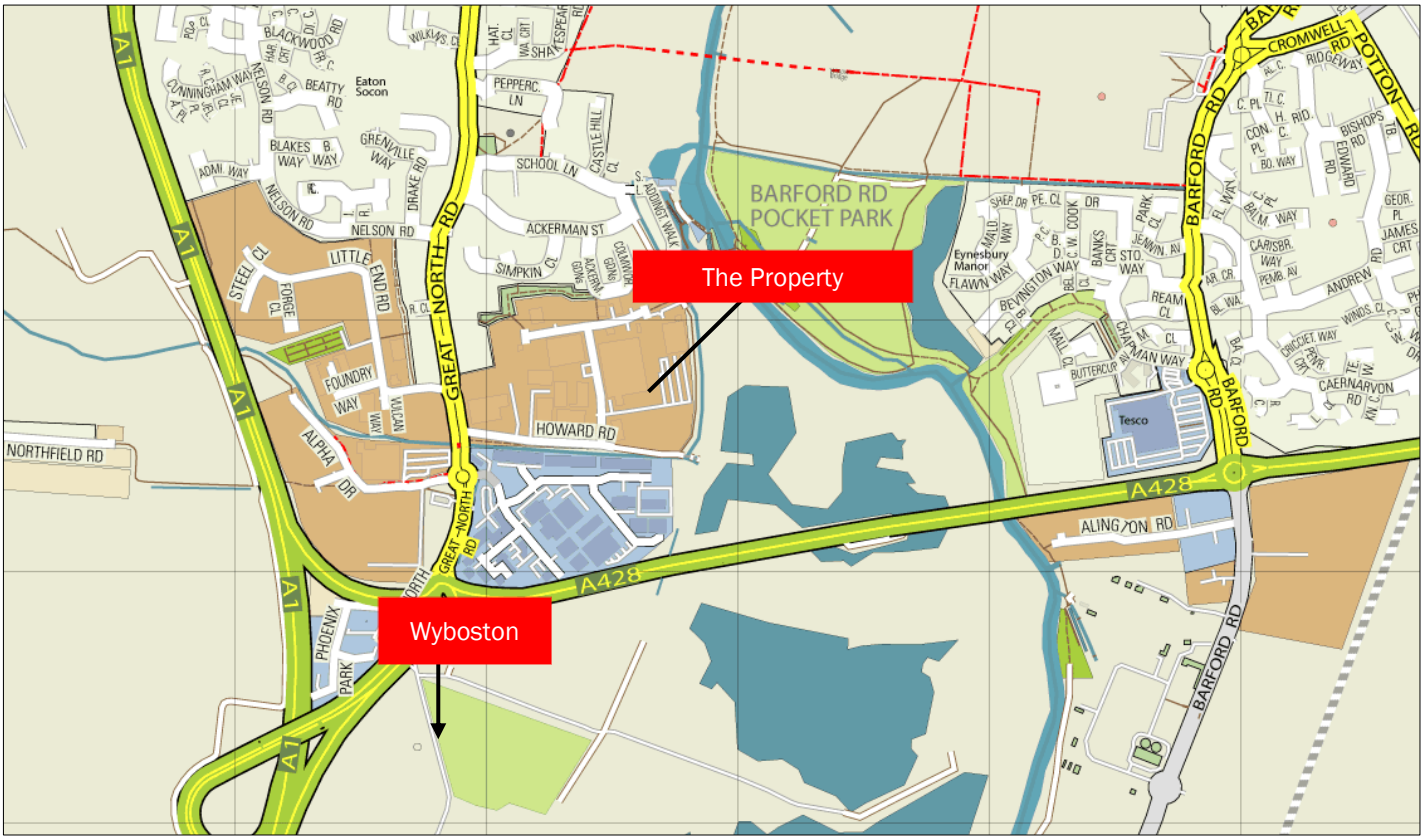
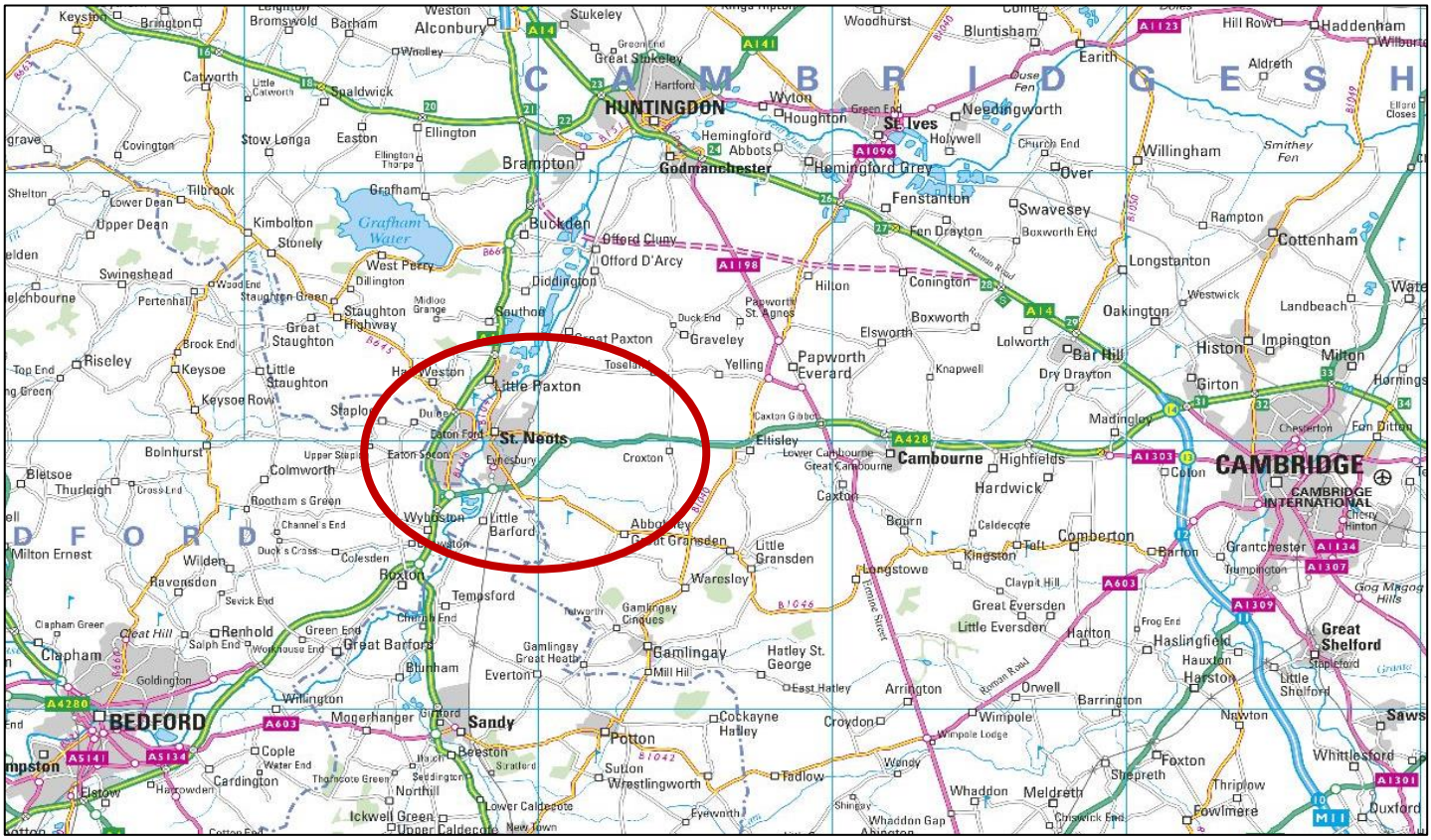
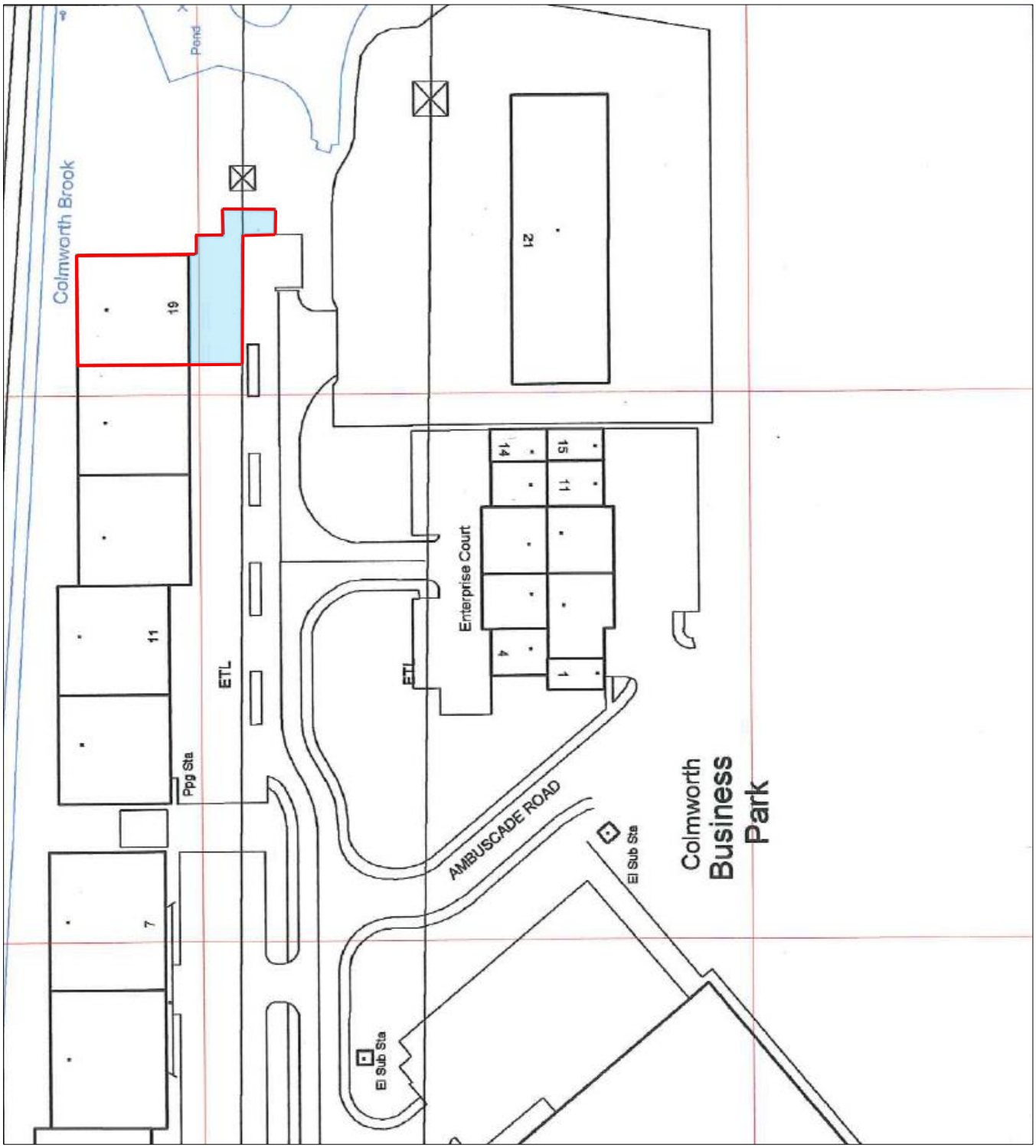
EPC Rating




The Property
Wyboston
BARFORD RD POCKET PARK
A1
A428
GREAT NORTH RD
HOWARD RD
NORTHFIELD RD
ALCONBURY RD
BARFORD RD
CROMWELL RD
POTTON RD
Tesco


HUNTINGDON
St. Ives
Godmanchester
Brampton
Cambourne
CAMBRIDGE
St. Neots
Little Paxton
Wyboston
Little Barford
BEDFORD
Sandy
A1
A14
A428



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