

# TO LET/FOR SALE INDUSTRIAL

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

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**Unit 9, Windover Court, Windover Road,  
Huntingdon, Cambridgeshire, PE29 7EA**

**Rent: £17,800 per annum**

**Size: 226 sq m (2,967 sq ft)**

- Industrial/workshop unit
- Allocated parking
- 2 roller shutter loading doors
- Separate male and female WCs
- Kitchenette
- Huntingdon's principle industrial area
- Convenient for A14 and A1(M)
- Reception

*'Voted by the Estates Gazette Most Active Agent in the East of England 2014, 2015, 2016, 2017'*



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## LOCATION

Expanding town of Huntingdon has a population of approx. 24,000, and lies about 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual-carriageway route linking the east coast ports with the M11, A1 and M1/M6. The A1 lies two miles to the west of the town centre. There is a main line railway station in Huntingdon with frequent services to London (Kings Cross.)

Windover Court is located off Windover Road, close to the centre of the St Peter's Road industrial estate approximately one mile north of the town centre, and only a short distance from the A141 ring road, and the edge of town retail parks.

## DESCRIPTION

The property comprises an end of terrace light industrial/workshop unit of steel portal frame construction with brick and block concrete panel walls with clad external elevations. The building benefits from two roller shutter loading doors into the workshop, with a separate glazed pedestrian access to a reception area.

## FLOOR/SITE AREAS

In total, the building comprises a gross internal area of approximately 226 m sq (2,967 ft sq) which includes a reception with separate disabled WC, and a kitchenette and a separate workshop WC.

Externally, the property benefits from forecourt parking immediately to the front of the unit providing parking for up to three vehicles including the loading bay. To the side of the building there is a substantial yard area which could be included within a lease, subject to negotiation. This area can potentially be used to create an enclosed compound for the sole use of the subject property.

## SERVICES

Three phase mains electricity, water and drainage 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

An estate service charge will be levied in respect of a contribution towards the upkeep of the common areas. Further details are available from the agents.

## BUSINESS RATES

The property has a rateable value of £14,750. From 1 April 2018 rates payable will be charged at 48.4 pence in the pound. However, some occupiers may be eligible for small business rates relief.

## LEASE TERMS

The property is available by way of a new lease on terms to be agreed to be excluded from the security of tenure provision of the Landlord and Tenant Act.

## RENT

£17,800 per annum (£6 per sq ft).

## PRICE

£270,000 (Freehold).

## VAT

We understand that VAT will be payable in respect of this property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

## EPC

The property has an EPC of E (119). A copy of the EPC is available from the agents.

## VIEWING

Strictly by appointment with the joint sole agents:-

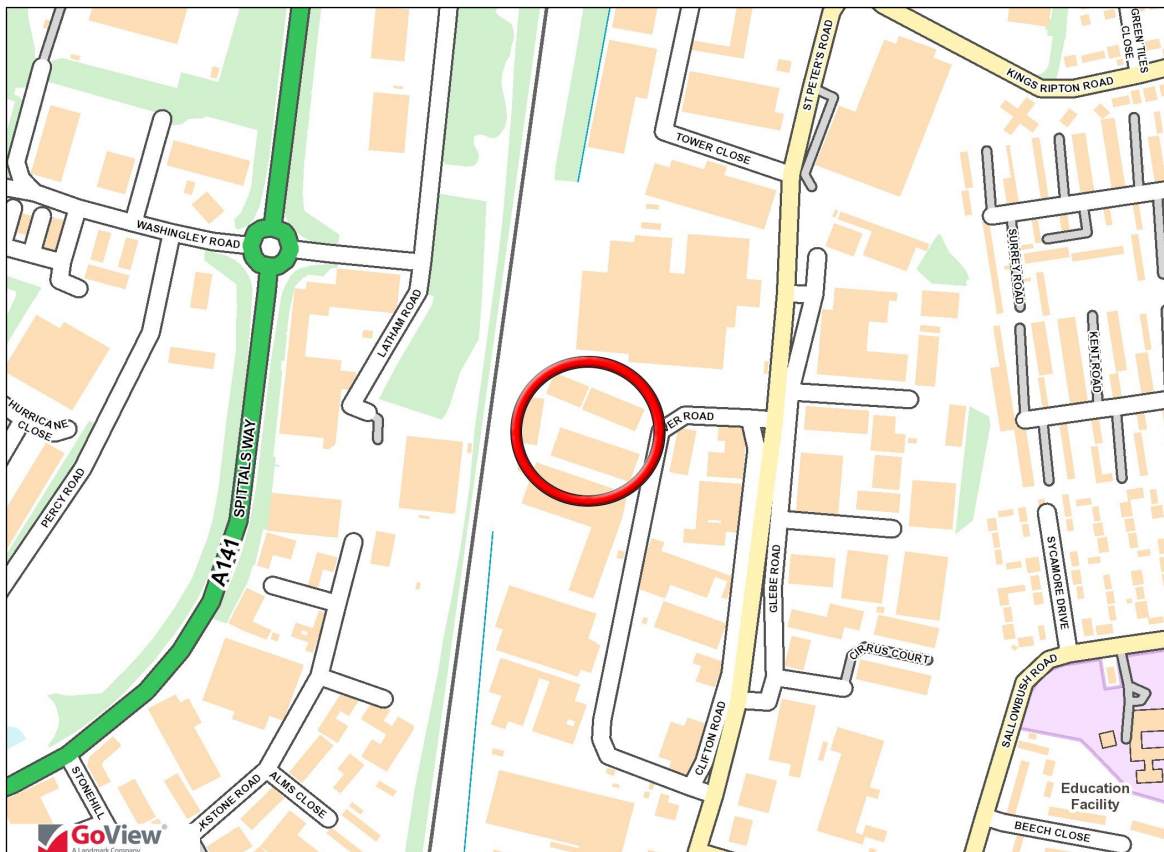
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