

INDUSTRIAL

TO LET



Unit 4, Toseland Road, Graveley, St Neots, Cambridgeshire
PE19 6PS
811.149985



UNIT 4, TOSELAND ROAD

GRAVELEY, ST NEOTS, CAMBRIDGESHIRE, PE19 6PS



Agreement

To Let



Detail

Industrial



Rent

£30,000 pa



Size

454.12 sq m (4,887 sq ft)



Location

Graveley, St Neots,
PE19 6PS



Property ID

811.149985

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises of the left hand side unit within a block of buildings of concrete portal frame construction with pitched roofs. Unit 4 includes offices, lighting and wiring throughout. There is a parking area to the front of the building.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Total GIA	454.12	4,887

Energy Performance Certificate

Rating: D (83).

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has previously benefited from both retail and general industrial use. Interested parties should satisfy themselves with respect to planning consent for intended user prior to lease.

Tenure

The property is available to let by way of a new 6 year Full Repairing and Insuring lease with a mutual break option and rent review at year 3. The lease will be contracted outside the Landlord and Tenant Act 1954.

Rent

£30,000 per annum.

Service Charge

The property is subject to a service charge to include the provision of services and business rates.

VAT

We understand VAT will not be charged on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

St Neots is a popular market town with a population of approximately 26,000 and is located approximately 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 bypasses the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north. There is a mainline railway station serving the town with frequent services to London (St Pancras International).

Graveley is an attractive village situated approximately 7 miles to the south and south-west of Huntingdon and St Ives and approximately 6 miles north-east of St Neots. Access to the A1 and A14 is provided by the A428 approximately 3 miles to the south or the A1198 approximately 2 miles to the north-east.



