

TO LET Retail Warehouse

Harrison Way
St Ives, Cambridgeshire PE27 4NB

On the instructions of



CONTACT

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New build retail warehouse premises

Adjacent to new 2,787 sq m (30,000 sq ft)

Morrisons food store

Part of a new exciting tenant line up

Up to 1,022.90 sq m (11,011 sq ft)

315 car parking spaces

Available now

rapleys.com
0370 777 6292

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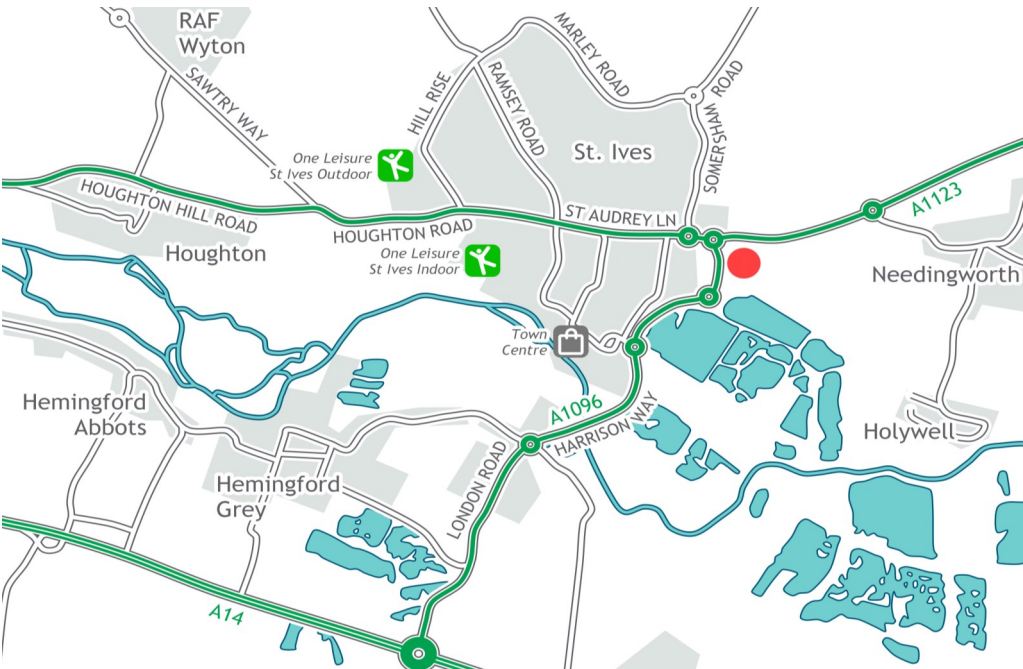
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Location

St Ives is a market town in Cambridgeshire, situated approximately 6.7 miles east of Huntingdon, 15.8 miles south west of Ely and 16.2 miles north west of Cambridge.



The scheme will be prominently situated to the east of the town at the busy roundabout junction of Harrison Way (A1096) and Needingworth Road (A1123). Access will be routed from Needingworth Road adjacent to the existing Marsh Harrier public house.



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Description

The properties comprise new build retail warehouse style units situated adjacent to a new 2,787 sq m (30,000 sq ft) **Morrisons** food store with associated petrol filling station. The unit/s will benefit from shared use of the 315 space customer car park and secure service yard to the rear.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	987	10,622

There is flexibility to subdivide to accommodate smaller retail requirements.

Note: The above areas have been calculated on the basis of the proposed floor plans. Accurate measurements will be taken on completion of the unit in accordance with the RICS Code of Measuring Practice on an approximate Gross Internal basis and must be verified by interested parties.

Tenure

The units are available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upwards only rent reviews. Rent on application.

Planning

A1 retail warehouse. The subdivision will be subject to obtaining the necessary planning consent. Other uses will be considered subject to planning.

Rating

The property is yet to be assessed for rating purposes. Interested parties are advised to make their own enquiries with Huntingdonshire District Council.

Further information is also available on www.2010.voa.gov.uk.



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Energy Performance

An Energy Performance Certificate (EPC) will be available upon requirement.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Layout



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