

TO LET

Drive-Thru

Brampton Hut, A1 – A14 Interchange, Great North Road
Brampton, Huntingdon, Cambridgeshire PE28 4NQ



CONTACT

Jonathan Jones
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Highly prominent newly constructed roadside development

Occupiers include **Starbucks, Subway, Burger King** and **Greggs**

Established leisure and service area destination with adjacent occupiers including **McDonalds, BP, Brewers Fayre** and **Premier Inn**

Frontage to both A1 (in excess of 50,000 vehicles per day) and A14 (41,000 vehicles per day)

Close to Alconbury Weald Enterprise Campus

rapleys.com
0370 777 6292

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Location

The site is located at the busy A1/A14 Interchange approximately 3 miles west of Huntingdon and 8 miles north of St Neots. The site is in close proximity to the Alconbury Weald 1,420 acre Enterprise Campus development where there are plans to build 5,000 new homes and 3,000,000 sq ft of business space.

The A1 Trunk and A1 (M) is the main north south route along the eastern side of the country from North London to Tyne & Wear. The subject site is situated at its intersection with the A14 which is likewise the country's main east/west trunk road linking the M1 and M6 to the west and the M11 and ultimately Ipswich and the east ports to the east.

The development complements an established leisure and service area with **BP, McDonalds, Premier Inn** and a **Brewers Fayre** public house and restaurant.



Description

A new build development comprising drive-thru and drive to in-line units with on-site parking. The units have been built to a good standard and are finished internally to shell specification. 60 shared parking spaces are available.

Lettings have been agreed with **Starbucks, Subway, Burger King** and **Greggs**.

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Accommodation

The property comprises the following approximate floor areas::

	Sq m	Sq ft
Drive-Thru	150.97	1,625
Inline Unit	150.97	1,625

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis from architect’s plans and must be verified by interested parties.

This unit can be flexible with the in going tenants requirements and can be joined with the Inline Unit to create a combined space of 3,250 sq ft.



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Tenure

The units are available by way of new leases on terms to be agreed.

Rent

On application.

Planning

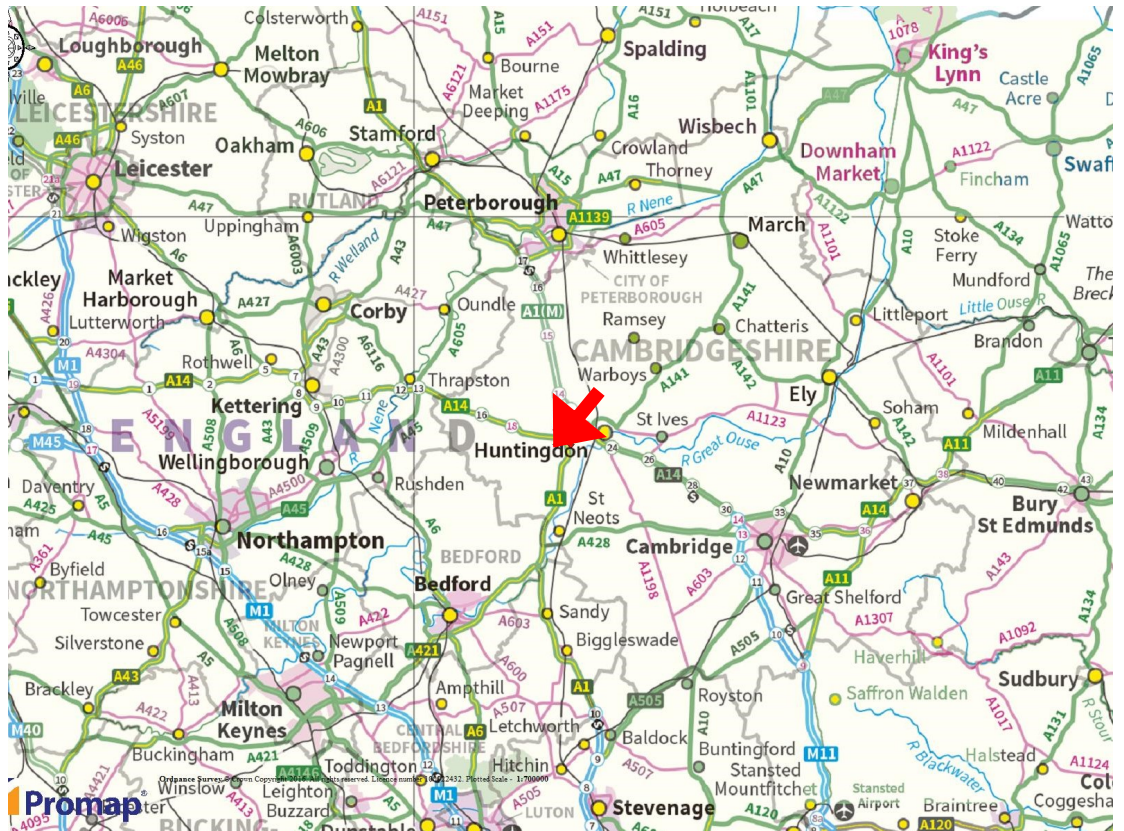
Planning permission is in place for A3 (restaurant and café) and A5 (hot food takeaways) Uses of the Town and Country Planning (Use Classes) Order 1987.

VAT

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

Viewing

Strictly by appointment through joint agents.



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