



Unit 8, Phoenix Court, St Margarets Way, Huntingdon, Cambridgeshire
PE29 6EA

811.179363



BTG
Eddisons

UNIT 8, PHOENIX COURT

ST MARGARETS WAY, HUNTINGDON, CAMBRIDGESHIRE, PE29 6EA



Agreement

To Let



Detail

Industrial



Rent

£28,750 pa



Size

332.58 sq m (3,580 sq ft)



Location

Huntingdon, PE29 6EA



Property ID

811.179363

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

A mid terraced industrial unit. The unit comprises a principle workshop/warehouse area with a roller shutter loading door on the front elevation, with a separate pedestrian access leading to a reception/office with separate male and female wc's to the rear and a kitchenette facility. The main warehouse has an eaves height of approximately 6.25m and a ridge height of 7.57m. The building is of steel portal frame construction with profile steel clad walls and recently replaced profile steel clad insulated roof incorporating translucent light panels. The unit benefits from 3 phase electricity and high bay lighting. To the front and rear of the building are 10 allocated parking spaces in addition to the loading bay.

Accommodation

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

Area	m ²	ft ²
Total GIA	332.58	3,580

Energy Performance Certificate

Rating: E (112)

Use

Workshop/light industrial and storage use are permitted. Motor trade/vehicle sales and the preparation and sale of food will not be permitted.

Services

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Huntingdonshire District Council
Description: Workshop and Premises
Rateable Value: £TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let by way of a new lease on terms to be agreed.

Rent

£28,750 per annum.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas to the estate. Further details are available on request.

VAT

We understand that VAT will not be payable on the rent.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The expanding town of Huntingdon has a population of approximately 24,000 and is situated 60 miles north of London, 16 miles north west of Cambridge and 19 miles south of Peterborough. There is significant ongoing expansion to the town with the redevelopment of the RAF Alconbury Site now renamed as Alconbury Weald which will include the construction of 5,000 new homes, new primary school and retail and leisure facilities.

The town is strategically well located for the A14 trunk road which bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1, M11/M6 and which has recently been upgraded significantly reducing journey times, and A1 which is located 3 miles to the west of the town center. There is a main line railway station in Huntingdon with frequent services to London (Kings Cross/ St Pancras).

Phoenix Court is located within the popular Stukeley Meadows Industrial Estate and is convenient for access to both the town centre and marrying road networks via the A141 northern bypass.







