

TO LET

Restaurant/Retail Drive-Thru Development

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



CONTACT

Alfred Bartlett
Rapleys LLP
0121 4546439
alfred.bartlett@rapleys.com

James Taylor
Carter Jonas
01223 558031
james.taylor
@carterjonas.co.uk

Pre-lets to **Burger King, Starbucks, Subway and Greggs**

Highly prominent roadside development

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

Frontage to both A1 (in excess of 50,000 vehicles per day) and A14 (41,157 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 1420 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 area is already 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 will be built to suit individual requirements and finished internally to shell specification. Pre lets have been agreed with availability within the in-line terrace.

60 shared parking spaces will also be available.



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Accommodation

The property comprises the following approximate floor areas:

		Sq ft
Drive-Thru Unit	Under Offer	
Drive-Thru Unit	Under Offer	
Drive To Unit	Under Offer	
Unit 1	Available	1,625
Unit 2	Available	1,625
Unit 3	Under Offer	0.00

Note: The above areas have been calculated 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 new leases on terms to be agreed.

Rent

On application.

Planning

Outline planning permission is in place and it is anticipated that the first units will be ready for occupation in the fourth quarter of 2016.

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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