



Units 6&7 Windover Court Windover Court, Huntingdon, PE29 7EA

TO LET

Various Sizes Available

- Undergoing Refurbishment
- Security Fenced Trading Estate
- Potential to Divide
- Easy Access to A14 and A1E
- Eaves 3.2m
- 2,968 - 5,936 Sq Ft

LOCATION:

Huntingdon is a market town situated 20 miles north of Cambridge.

The A14 dual carriageway links into the A1 (M) and M11 providing direct access to the wider UK motorway and port network.

London / Birmingham / Nottingham / Milton Keynes within a 90 minute drive.

Huntingdon train station provides hourly services to Kings Cross (47 Mins) and Peterborough (15 Mins).



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DESCRIPTION:

Industrial unit situated within a secured trading estate which will benefit from the £1.5bn Cambridge - Huntingdon A14 upgrade due to complete in Q1 2021.

Structurally the property is of steel portal frame with brick elevations.

The eaves extend to a height of 3.2m.

The property is due to undergo refurbishment, to occupiers specification (STC), with the potential to be divided into two separate units.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 6	2,968.00	275.74	£18,000
Unit 7	2,968.00	275.74	£18,000

TENURE:

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC: Available upon request.

VIEWING: Strictly by appointment only

SERVICE CHARGE: Will be applicable.

RATEABLE VALUE: The Rateable Value of the Property Including Both Units is £26,815

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

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