



Clifton Road 9-10 Clifton Road, Huntingdon, PE29 7EJ

TO LET

Various Sizes Available

- To be refurbished
- Unit sizes from 4,500 - 20,000 sq ft
- Available Q3 2021
- Established industrial location
- Car parking / Loading yards
- Three phase electricity
- All mains services connected
- Suitable for Trade occupiers

LOCATION:

The units are located on Clifton Road, Huntingdon, approximately 1 mile away from the town centre, on the principle industrial estate for the town. Nearby amenities can be found at Greggs, Lidl and Tesco. Nearby occupiers include Hotel Chocolat, Screwfix, Wickes, Toolstation, Topps Tiles and Easy Bathrooms.

Huntingdon is approximately 60 miles north of London, 16 miles West of Cambridge and 19 miles south of Peterborough.



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DESCRIPTION:

9&10 Clifton Road comprises 6 warehouse units ranging in size from 4,500 sq ft to 20,000 sq ft. The units are currently undergoing a comprehensive refurbishment programme, incorporating new external cladding, loading doors to each unit, wc's and kitchenette facilities.

The units are all of steel portal frame construction, and have a variety of eaves heights from 3m to 5m.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 10	20,945.00	1,945.85	£141,379
Unit 9	6,062.00	563.18	£42,434
Unit 9A	4,500.00	418.06	£31,500
Unit 9B	4,500.00	418.06	£31,500
Unit 9C	4,500.00	418.06	£31,500
Unit 9D	4,500.00	418.06	£31,500

TENURE:

New FRI lease on terms to be agreed

VAT: VAT will be charged at the prevailing rate

EPC: Available upon request.

VIEWING: Strictly by appointment only

SERVICE CHARGE: TBC

RATEABLE VALUE: To be assessed separately

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

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