

TO LET - INDUSTRIAL

# UNIT 19

Glebe Road, St. Peter's Road, Huntingdon, PE29 7DL



## Key Highlights

- 20,181 sq ft
- Fully fenced and gated boundary
- Refurbished offices
- Workshop/warehouse with extensive yard
- Established commercial location

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## Location

Huntingdon has an expanding population of approximately 24,000 and is 60 miles from London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The recently upgraded A14 by-passes Huntingdon and provides good access to A1, M11, M1 and M6. There is also a direct rail link to London Kings Cross. Nearby is Alconbury Weald which will provide 5,000 new homes, leisure facilities and employment.

Glebe Road is accessed via St Peter's Road which is an established commercial area and has good access to the A141 and A14.

## Description

A former production facility with extensive areas of external storage. The workshop is of portal frame construction with profile cladding to elevations and is fitted with LED lighting, 3 phase power supply and has multiple level access loading doors. Adjacent to the workshop are refurbished offices, WC's and staff facilities.

Externally there is a large secure concrete surfaced yard, dedicated parking area with fenced and electric gate.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Warehouse	17,446	1,620.79	Available
Unit - Additional Storage	1,336	124.12	Available
Unit - Office/Ancillary	1,399	129.97	Available
<b>Total</b>	<b>20,181</b>	<b>1,874.88</b>	

## Terms

The property is available to let by way of an assignment of the existing lease or by way of a sub-lease expiring up to 29 April 2028. The existing lease and any future lease are/will be on full repairing and insuring terms. The passing rent is £81,000 per annum exclusive, subject to review in 2023.

## Viewings

Strictly by appointment with the joint agents Savills and CPP.

## Business Rates

Rates payable: £60,416 per annum  
(based upon Rateable Value: £118,000)

## Contact

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