

# TO LET

1,991 Sq Ft (184.96 Sq M)

- › Workshop/Storage Unit
- › WC and Kitchen
- › Parking At The Front



## Unit 2

Little America Industrial Estate, Moor Road, Great Staughton, St. Neots, PE19 5BJ

Contact: Charlotte Beard or Nathan George  
Tel: 01234 905128  
[eddisons.com](http://eddisons.com)







## Location

- The premises are located on the Little America Industrial Estate on the outskirts of Great Staughton.
- Within a rural setting approximately 6.2 miles from the A1. Nearby towns of St Neots and Bedford are within 10 miles from the estate.
- The site is not suitable for HGV access as the Moor Road is a narrow road at points.

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 Google Maps  
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## Description

- An established workshop/storage unit constructed of rendered brick walls with a pitched steel truss framed roof
- Comprising three primary areas suitable for workshop, storage or office use. The building is currently undergoing basic refurbishment by the landlord and could be take together with Unit 6 which comes with a large yard area (subject to separate negotiation)

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £10,000 per annum exclusive.

## Accommodation (Gross Internal Area\*)

|       |             |             |
|-------|-------------|-------------|
| Total | 184.96 SQ M | 1,991 SQ FT |
|-------|-------------|-------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

**Business Rates:** The rateable value is £6,600. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

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