

TO LET

3,564 Sq Ft (331.1 Sq M)

- › Two detached industrial/warehouse units available separately or together
- › Secure fenced yard
- › Single/three-phase electricity supplies
- › WC and kitchen facilities



Units 2 & 6

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

Contact: Charlotte Beard or Nathan George
Tel: **01234 905128**
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.
- The site is not suitable for HGV access as the Moor Road is a narrow road at points.
- Nearby towns include St Neots and Bedford, both within 10 miles from the site.

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 Google Maps

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Description

- Two detached industrial/warehouse units available to lease by one occupier and feeding out into a large fenced and gated yard.
- One of the units is under 10 years old and benefits from modern steel frame construction with high insulation levels and two loading doors. The second unit is a former World War 2 building with history lining it to the former RAF Airfield and comprising two primary areas suitable for storage or workshop use plus an office area
- Externally there is ample parking and a large yard area. The site is secure with additional fencing, main gated entrance and CCTV

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £24,000 per annum exclusive.

Accommodation (Gross Internal Area*)

Unit 6	146.13 SQ M	1,573 SQ FT
Unit 2	184.96 SQ M	1,991 SQ FT
Total	331.1 SQ M	3,564 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The units are separately assessed for business rates. The rateable value for Unit 2 £6,600 and the rateable value for Unit 6 is £12,500. For the rates payable please contact www.voa.gov.uk

Service Charge: Available upon request

Contact:

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