PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2028

Unit 7, Howard Road
St Neots
Cambridgeshire
PE19 8ET

42,902 sq.ft / 3,985 sq.m

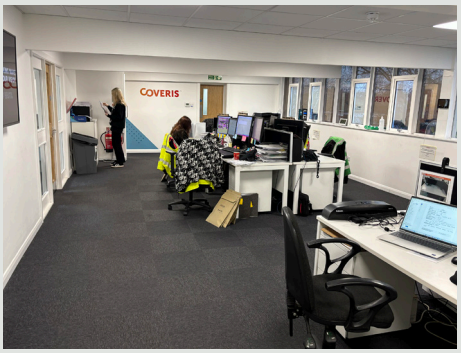
Ground Floor (Warehouse)
31,123 sq.ft / 2,891 sq.m

Ground Floor (Offices)
9,294 sq.ft / 864 sq.m

First Floor (Offices)
2,485 sq.ft / 231 sq.m

£252,900 P.A.
(£5.89 PSF / £63.45 PSM)









INDUSTRIAL UNIT OVERVIEW

- Industrial License exists for the premises B1c, B2 & B8
- Full height glazing to the front elevation & glazed main entrance doors
- Large storage site totaling 1.09 acres
- Extensive office space with cassette air conditioning and wood flooring
- Ground floor to underside of haunch 4.9m and is accessed by a full height electric rollershutter door
- W.C's on ground and first floor level
- Secure gated yard with CCTV
- Eight car parking spaces to the front of the building with a further fourteen spaces to the side plus yard area

COMMERCIAL PROPERTY DEVELOPMENT
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LOCATION

The property is situated to the south of St Neots at Eaton Socon, approximately 18 miles West of Cambridge.

It is on the eastern side of the Howard Road Industrial Estate which is a major industrial estate extending to approximately 6.5 hectares.

St Neots is an established industrial location situated approximately 20 miles south of Peterborough and 25 miles east of Milton Keynes.

St Neots has good communications via the A421 dual carriageway which provides a link between the A1(M) and the M1.

DESCRIPTION

The property comprises the majority part of a large industrial warehouse with ancillary office accommodation.

There is a side yard that has gated access complete with CCTV coverage and flood lights.

The offices comprising first floor and ground floors are extended through the building with cassette airconditioning units. Mezzanine floors are constructed offering storage and further offices in each corner.

The warehouse is heated via warm air blowers and lighting is provided by strip fluorescent lighting. With a clear height of 4.9m the warehouse area has electrically operated roller shutter doors, a pallet store area and canteen.

Terms

20 year lease from 2008 with five year rent reviews

Rateable Value

Combined 7 & 8 Rateable value of £198,000
(Effective Date 01 April 2023)

Viewing

Strictly by appointment

CONTACT

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