PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2028

Unit 8, Howard Road
St Neots
Cambridgeshire
PE19 8ET

9,941 sq.ft / 617 sq.m

Ground Floor (Warehouse)
6,640 sq.ft / 2,891 sq.m

Ground Floor (Mezzanine Offices)
1,268 sq.ft / 118 sq.m

First Floor (Offices)
2,033 sq.ft / 189 sq.m

£75,000 P.A.
(£7.54 PSF / £81.17 PSM)









INDUSTRIAL UNIT OVERVIEW

- Industrial License exists for the premises B8
- Impressive front lobby/reception with spiral staircase to first floor
- Full height warehouse perfect for racking and other storage layouts
- High quality office space with glass partitioned rooms and air conditioning
- Ground floor to underside of haunch 4.9m and is accessed by a full height electric roller shutter door
- Male and female W.C.s on ground level
- Dedicated yard area for loading at rear
- Six car parking spacesto the front of the building 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 a semi-detached single-storey industrial warehouse with office accommodation and associated front reception facilities.

The warehousing includes an area of mezzanine floor with office accommodation beneath to the rear. The lobby leads to display / conference rooms and an additional storage area providing access to separate male and female toilets. The impressive spiral staircase opens to the centre of the first floor with open plan offices, two small glass walled rooms and a kitchenette, all air conditioned.

The warehouse has a concrete floor, an electrically operated roller shutter door, suspended strip lighting and roof lights plus an area of mezzanine office space to the rear. A small rear yard area of concrete hard standing is accessed via an established right of way over the larger adjoining yard.

Terms

15 year lease from 2013 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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