

# FOR SALE



Units 3A & 3B  
Oakpark Business Centre  
Allington Road  
St Neots PE19 6WA

Light Industrial / Warehouse Units  
6,826 Sq Ft (634.20 Sq M)

- Large Roller Shutter Loading Doors
- Prominent Location
- Yard Area To Side
- Ample Parking



## Location

Oakpark Business Centre commands a prominent and strategic position within a sought after estate to the south of St Neots.

Benefiting from immediate access to the A428 which in turn links up with the A1 approximately 1 mile to the east and provides direct access to the A14 and M11 at Cambridge approximately 15 miles to the west.

## Description

A pair of semi detached light industrial/warehouse units with parking and yard areas.

Unit 3A is configured as ground floor warehouse with two storey office to the front.

Unit 3B is currently under refurbishment and both units benefit from WC and kitchen facilities.

## Terms

The premises are to be sold at offers in the region of £1,000,000 exclusive.

## VAT

VAT is applicable. Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## EPC

Available on request.

## Floor Areas - GIA

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

| Accommodation   | Sq M          | Sq Ft        |
|-----------------|---------------|--------------|
| Ground Floor 3A | 387.06        | 4,166        |
| First Floor 3A  | 78.51         | 845          |
| Ground Floor 3B | 168.63        | 1,815        |
| <b>Total</b>    | <b>634.20</b> | <b>6,826</b> |

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

Unit 3A has a current rateable value of £40,750

Unit 3B has a current rateable value of £17,750

Interested parties are advised to contact the relevant Local Authority.

## Viewings

Strictly by appointment only.

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