

TO LET

19,550 Sq Ft

(1,816.2 Sq M)

- Quick Access To The A1 & A428
- Three Roller Shutter Loading Doors
- Ideal For Storage
- Secure Site



Units 1 2 & 4

9 Howard Road, Eaton Socon, St. Neots, PE19 8ET

>D KirkbyDiamond

Contact: Nathan George or Diccon Brearley

Tel: **01234 905128**

kirkbydiamond.co.uk



LOCATION

- The premises are located on the Howard Road Industrial Estate adjacent to the A1 and A428 to the south of St Neots
- Approx 3.7 miles to St Neots Town Centre
- Approx 20.4 miles to Cambridge
- Approx 31.4 miles to Peterborough

 what3words

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 Google Maps

[Click here](#)



DESCRIPTION

- Comprising two separate warehouses units ideally let to a single occupier
- 3 roller shutter loading doors & shared site facilities
- Small self-contained yard/external storage area (subject to landlord's approval)

TERMS

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £146,625 per annum exclusive.

ACCOMMODATION

Total	1,816.2 SQ M	19,550 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-96

Business Rates: The Rateable Value is £127,000 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:



NATHAN GEORGE

07741 261890 nathan.george@kirkbydiamond.co.uk



DICCON BREARLEY

07896 086291 diccon.brearley@kirkbydiamond.co.uk

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