

TO LET

6,759 Sq Ft (627.91 Sq M)

- Semi detached light industrial unit
- Private car parking and loading bay
- Available to lease (may sell)
- Ground and first floor office with additional mezzanine storage



Unit 7 Harley Industrial Park

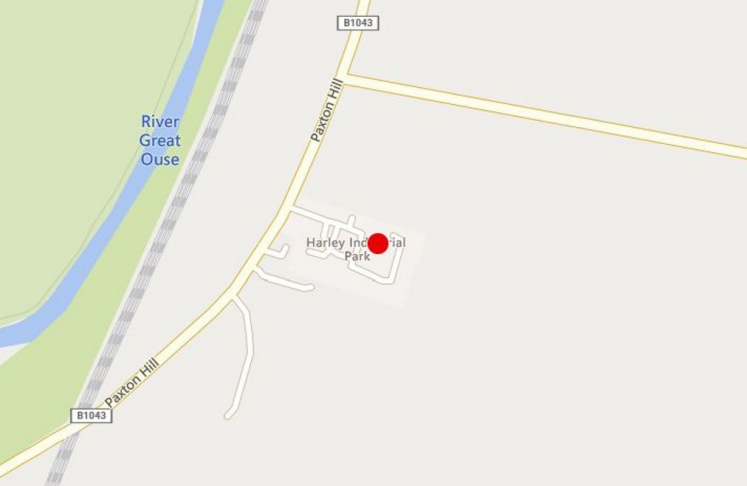
Paxton Hill, Great Paxton, St. Neots, PE19 6TA

 **KirkbyDiamond**

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kirkbydiamond.co.uk



LOCATION

- Harley Industrial Park is situated on the B1043 St Neots to Huntingdon Road approximately 2 miles north of St Neots
- 1.8 miles west from Cambridge
- 11 miles north east of Bedford
- 2.5 miles south of Peterborough
- The A1 is easily accessed at approximately 2.5 miles to the south and St Neots benefits from a main line railway station with frequent trains to London in under 1 hour

 what3words

///branching.hotspot.huts

 Google Maps

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DESCRIPTION

- Harley Industrial Park is positioned in a semi rural location with quick access to the A1 and neighbouring towns and cities
- Comprising a modern light industrial unit of steel portal frame construction clad in cavity brickwork and profiled steel sheeting to upper elevations and roof
- Internally the unit benefits from mostly clear span workshop/warehouse space with 2 storey office block plus a mezzanine storage area
- Externally there is ample allocated parking and loading provisions

TERMS

The premises are to be let on full repairing and insuring lease for a term to be agreed at a rental of £47,500 per annum exclusive. The property is elected for VAT.

Consideration would also be given to selling the freehold. Please speak to the agents if purchasing the unit is of interest.

ACCOMMODATION

Ground Floor	443.41 SQ M	4,773 SQ FT
First Floor Office	126.25 SQ M	1,359 SQ FT
Mezzanine	58.25 SQ M	627 SQ FT
Total	627.91 SQ M	6,759 SQ FT

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

EPC: E-114

Business Rates: The Rateable Value is £40,000 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:



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