

Industrial

Unit B2 | St Peter's Industrial Park

📍 Tower Close, Huntingdon, PE29 7DH

B2 TO LET 9,988 sq ft

Unit B2 | 9,988 sq ft

Ideal trade counter unit available now

Benefitting from it's own substantial yard/parking area with loading bays to the front, the unit is ideal for uses including trade counter, storage, manufacturing, and leisure. The unit can also be combined with Unit B3, creating 19,955 sq ft of industrial space. As well as having undergone an external refurbishment, the estate is well located with Towerfields Leisure Park less than 5 minutes' walk away providing access to excellent amenities.

Lease Type

New



✓ Unit Summary

- Car Parking
- 24 Hour Access
- Circulation Space
- Refurbished Unit
- Private Yard
- Premier Industrial Location

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£84,900.00	£8.50
Rates	£26,964.00	£2.70
Maintenance Charge	£11,400.00	£1.14
Insurance	£1,997.60	£0.20
Total Cost	£125,261.60	£12.54

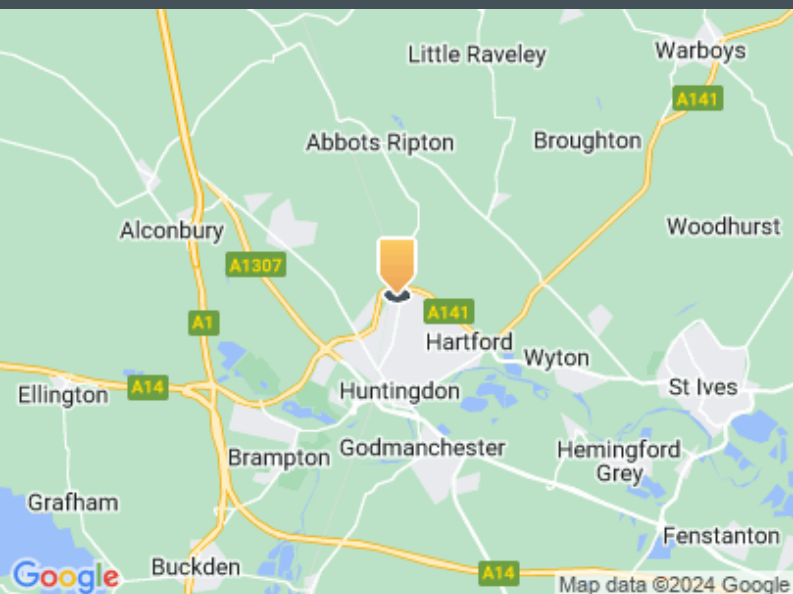
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101022

+440 808 169 7554

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Location

Huntingdon is located approximately 21 miles north west of Cambridge and has excellent transportation links. The town is 4 miles from the A1(M) and A14 and there is also a direct rail link to London Kings Cross with a journey time of 56 minutes. The unit has excellent access to local amenities and is located within a 5 minutes' walk of Towerfields Leisure Park, home to retailers including McDonalds, Frankie & Benny's and Sports Direct. Other occupiers within a 10 minutes' walk include Tesco Extra, Cineworld and B&Q.



Road

Huntingdon is 60 miles north of London and 25 miles south of Peterborough



Airport

London Luton Airport is 50 miles away



Rail

Huntingdon is 60 miles north of London and 25 miles south of Peterborough

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (43)



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Key Contact



Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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