



Flexible/Short-Term Leases Available
Industrial / Warehouse
56,090 sq ft (5,211 sq m)

In Brief

- Good transport / road links
- 5.6m eaves height
- Four access doors
- Steel portal frame construction
- Car parking

**UNIT 1, TOWER CLOSE
HUNTINGDON, PE29 7BZ
TO LET**

Location

Huntingdon is located in Cambridgeshire, approximately 21 miles to the north west of Cambridge and 39 miles east of Northampton. Due to the excellent transportation links and strategic logistic location, Huntingdon has become a highly established industrial and distribution area.

The town is strategically located between the midlands and the east coast ports near the intersection of the A14 and A1. The junction of the M1, M6 and A14 is located 48 miles west along the A14 while the port of Felixstowe is located 48 miles east along the A14. Locally, the town is served by the A141, which gives access north east to Peterborough and Wisbech and the A1/A421 giving access south to St Neots and Bedford.

There is also a direct rail service from Huntingdon Railway Station in to London Kings Cross. The trains leave frequently throughout the day with a time of approximately 56 minutes.

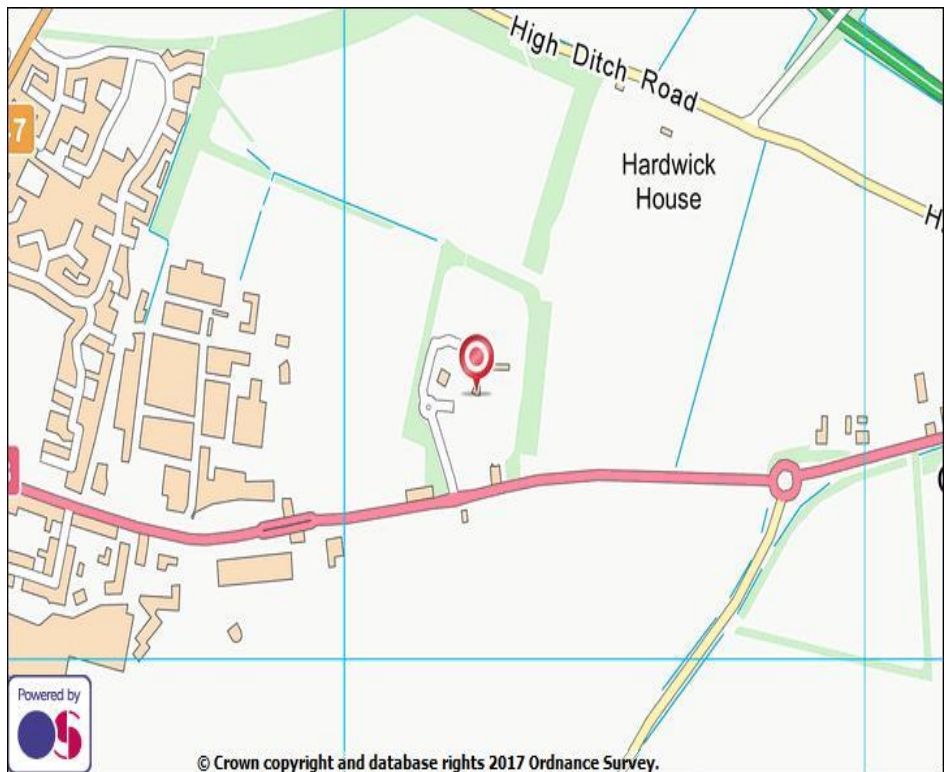
Description

The property comprises of a detached industrial/warehouse building made up of five bays together with a two-storey flat roof office extension to the front elevation.

Construction is of steel portal frame and profiled steel sheet cladding to external elevations. The warehouses have an eaves height of approximately 5.6m.

Currently the internal layout within the main warehouse is largely open plan with a wall in a roughly central position dividing the four main bays into two "halves". There is a smaller end bay adjacent to the main car park. Each bay has its own goods access door.

- Steel portal frame construction
- Prominent location
- Eaves height to 5.6m
- Four access doors



Accommodation

Description	Sq m	Sq ft
Main production area	4804.68	51,717
Canopy	67.21	723
Offices/reception	339.07	3,650
Total	5210.96	56,090

Additional Information

Terms

Available by way of a new direct lease from the landlord.

Rates

To be confirmed.

Legal Costs

All parties to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

Postcode

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