

# TO LET

1,620 Sq Ft (150.5 Sq M)

- › Up & Over Electric Loading Door
- › LED Lighting
- › 5 Allocated Parking Spaces
- › To Be Refurbished
- › Available July / August 2026

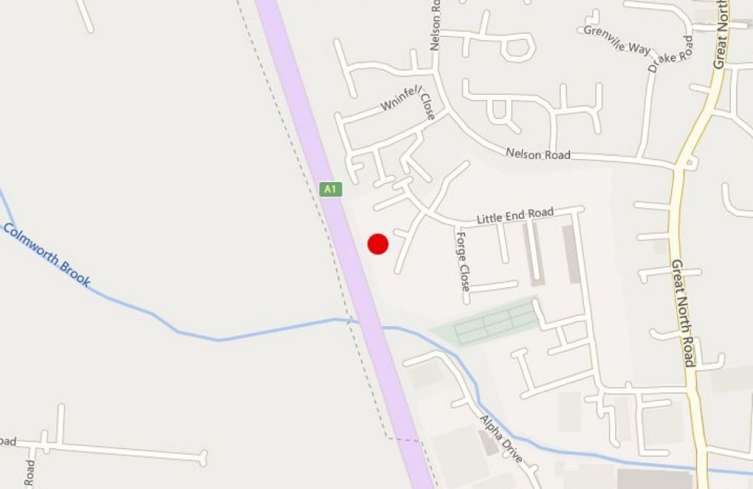


## 3 Steel Close

Eaton Socon, St. Neots, PE19 8TT

Contact: Nathan George or Diccon Brearley  
Tel: 01234 905128  
eddisons.com





## Location

- The property is located on a popular and established industrial estate in Eaton Socon adjacent to the A1.
- The estate is strategically positioned with fast and easy access to both the A1 and the A428. The A14 is only 7 miles to the north and estate is approximately 11 miles east of Bedford, 18 miles west of Cambridge, 25 miles south of Peterborough and 50 miles north of London.

/// what3words

///staples.rigs.chairs

 Google Maps

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## Description

- A light industrial /workshop unit available to lease on new terms positioned within a popular estate and benefiting from good access to nearby road links.
- Currently fitted with an extensive mezzanine that will be removed to provide clear space, a small office and WC facilities.
- Externally there is a loading bay plus 5 allocated parking spaces. Access is via an electric up and over loading door 3.13 m wide x 3.86 m high.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £20,000. VAT is /is not payable

## Accommodation

<b>Total</b>	<b>150.5 SQ M</b>	<b>1,620 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBA

**Business Rates:** The Rateable Value is £15,250 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk).

## Contact:

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