



Unit 17, Halcyon Court, St Margarets Way, Huntingdon, Cambridgeshire
PE29 6DG

811.140912



BTG
Eddisons

UNIT 17, HALCYON COURT

ST MARGARETS WAY, HUNTINGDON, CAMBRIDGESHIRE, PE29 6DG



Agreement

To Let



Detail

Industrial



Rent

£14,000 pa



Size

158.29 sq m (1,704 sq ft)
including 56.21 sq m
(605 sq ft) mezzanine and
office



Location

Huntingdon, PE29 6DG



Property ID

811.140912

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
BSc (Hons) MRICS
Associate Director

matthew.hunt@eddisons.com
07866 165013
01480 451578

Property

The unit is of conventional steel portal frame construction with cavity brick and block main walls and plastic-coated steel sheeting above, underneath a pitched insulated double skin roof with translucent sky lights. Access to the unit is by way of an up and over loading door.

The unit has a mezzanine/office in addition to the front office fitted as standard. There is also a separate WC and kitchen area.

Sadly no motor vehicle uses will be considered.

Energy Performance Certificate

Rating: D (84)

Services

We believe that mains water, electricity and drainage supplies are available to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Huntingdonshire District Council
Description: Workshop and Premises
Rateable Value: £10,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let, for a term to be agreed.

Rent

£14,000 per annum exclusive.

Service Charge

A service charge is levied to cover the upkeep, maintenance and repair of all common parts of the development.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The expanding town of Huntingdon has a population of approximately 26,000 and is situated 60 miles north of London, 16 miles north west of Cambridge and 19 miles south of Peterborough. The town is strategically well located for the A14 trunk road which by passes the town providing a dual carriageway route linking the east coast ports with the M11, A1 and M1/M6. There is a mainline railway station in Huntingdon with frequent services to London (Kings Cross/ St Pancras).

Halcyon Court is a modern development of small factory units arranged around a central courtyard on the Stukeley Meadows Industrial Estate close to the Ermine Business Park.

To find the premises proceed from Huntingdon town centre, turn left off the ring road into Ermine Street and proceed underneath the Iron Bridge. Turn right into St Margarets Way, and Halcyon Court can be found on the right hand side opposite the junction with Stonehill.





