

**INDUSTRIAL TO LET / FOR SALE**

# Hemingford House, 7 Glebe Road

Huntingdon, PE29 7DN



## Key Highlights

- Recently refurbished detached industrial/warehouse unit
- Good transport links - close to A1(M) & A14
- EPC Rating: B
- 26,811 sq ft (2490.90 sq m)
- Two storey office to front & side
- To the front of the property there is parking for approximately 27 vehicles
- Side access to loading door

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

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## DESCRIPTION

The property is a detached industrial/warehouse unit of steel portal frame construction with a two storey office block situated to the front and side of the building.

There is a side access to the workshop loading door with parking for approximately 27 vehicles in an enclosed car park at the front of the building.

## ACCOMMODATION

The accommodation comprises the following areas:

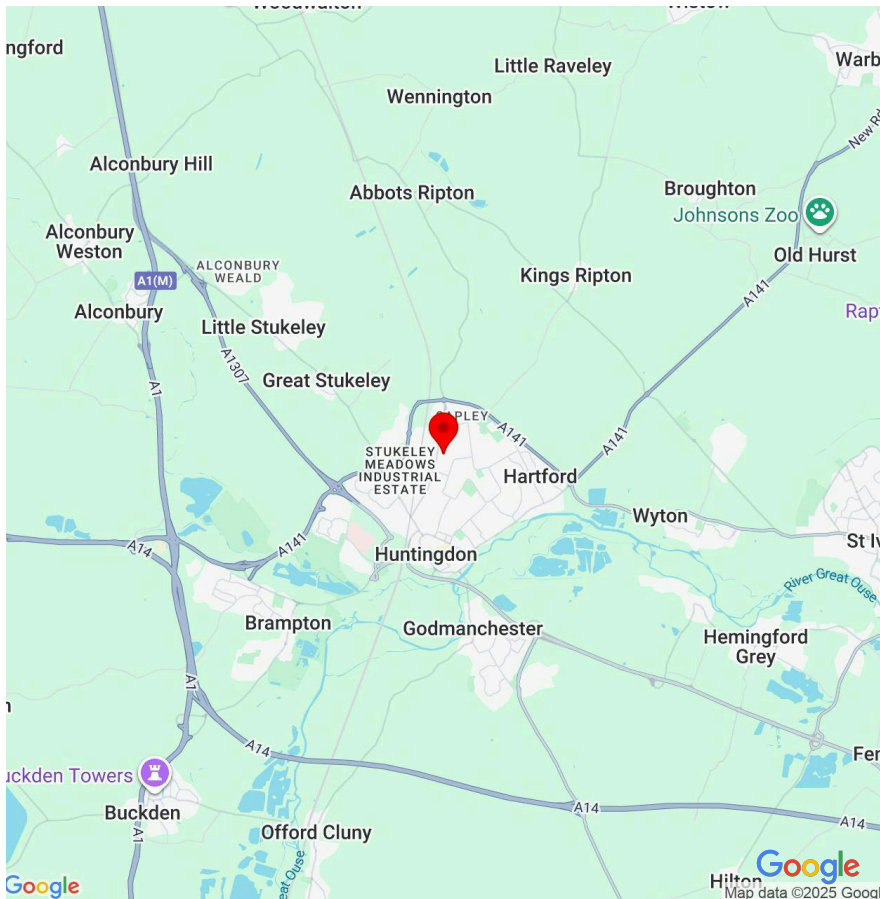
FLOOR AREA	SQ FT	SQ M
Ground - Workshop Bay 1	7,900	734
Ground - Workshop Bay 2	6,589	612
Ground - Floor stores & WC's	1,207	112
Outdoor - Store	320	30
Ground - Floor offices	4,712	438
1st - Floor offices	6,082	565
<b>TOTAL</b>	<b>26,810</b>	<b>2,491</b>



## LOCATION

The expanding town of Huntingdon has a population of approximately 25,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre and there is a mainline railway station in Huntingdon with frequent services to London (St Pancras International).

Hemingford House is located within the St Peters Road Trading Estate which is home to a wide range of occupiers including Hotel Chocolate, FedEx, Steinhoff UK Beds, Myers Construction Products and Lil Packaging. The unit is located only a short distance from Huntingdon town centre and has good access to the A141 northern ring road which in turn provides convenient access to the A1(M) and A14 junction at Brampton Hut.

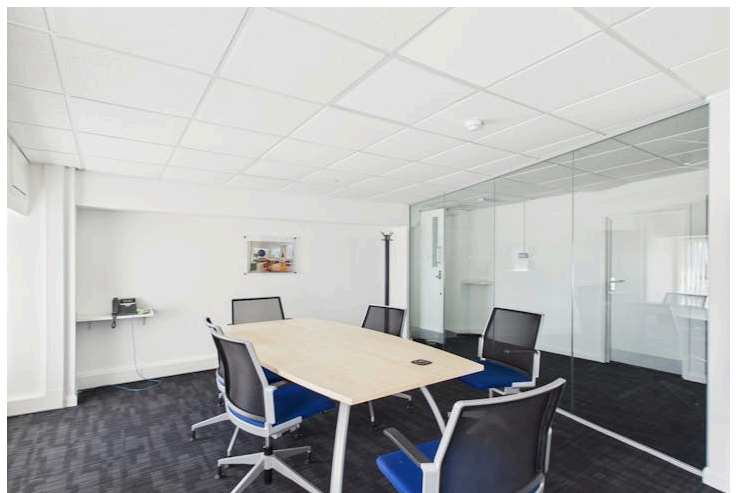


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## VIEWINGS

Strictly by appointment with the joint agents: Savills 01733 344414 Edward Gee & Berrys 01536 517777 - Samuel Jeyes

## TERMS

TO LET - quoting rent of £139,995 pa exclusive. FOR SALE - offers in the region of £1,600,000. VAT will be payable on rent / purchase price.

## AML

Certified ID and proof of address will be required to comply with current AML legislation.

## BUSINESS RATES

We understand the property currently (2025/26) has a Rateable Value of £113,000.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## EPC

The property has an EPC Rating of B - see attached certificate.

## SERVICES

Mains electricity, gas & water are all believed to be available. Interested parties should make their own enquiries.

## CONTACTS

For further information please contact:

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