



Berry's Yard Caxton Road, Great Gransden, SG19 3BH
£1,625 Per Month
TO LET



rah.co.uk
01223 323130

SELF CONTAINED WORKSHOP / LIGHT INDUSTRIAL UNIT

GROSS INTERNAL FLOOR AREA 3,000 SQ FT (278.70 SQ M)

TO LET

- Self-contained industrial unit in popular village
- Sliding shutter door (3.75m approx)
- Generous yard and associated car parking
- Cambridge 11 miles, Huntingdon 10 miles
- Ground floor 3,000 sq ft
- Good access links

Location

Great Gransden is a much-favoured village well known for its attractive period houses, winding streets and picturesque views. It is set in wooded undulating countryside and is conveniently situated some 7 miles from St Neots, about 11 miles from Cambridge and 14 miles from Bedford. It has a thriving community with a village primary school, playground with bowls and a tennis court, playgroup and children's nursery, new sports centre and sports fields with a pavilion, additional tennis courts and football fields, Cambridge University Gliding Club plus a village shop and public house. A bus service also runs from the village to St Bede's Secondary School, Cambridge. The nearby towns of Cambridge, St Neots and Huntingdon provide mainline rail services to London. The close by A428 provides excellent access to the M11 motorway, the A1 and the A1/M1 link road.

Accommodation

The property comprises detached workshop unit of steel portal frame construction with steel profile, steel clad walls and full concrete floors throughout. Both Units have three phase electricity and extractor fans.

Services

Mains electricity, three phase electricity, gas and drainage are available to the premises. Interested parties are advised to make their own enquiries of the relevant service providers. No warranty give be given in respect of the condition or working order of services, fixtures and fittings.

Uniform Business Rates

...

Lease Terms

The property is available on a leasehold basis having a new lease direct from the Landlord for a term to be agreed but likely to be in the order of 5 years.

Rent

£19,500 per annum.

VAT

We understand that VAT will be payable in respect of the property.

EPC

The property has an EPC rating of _____. A copy of the EPC is available on request.

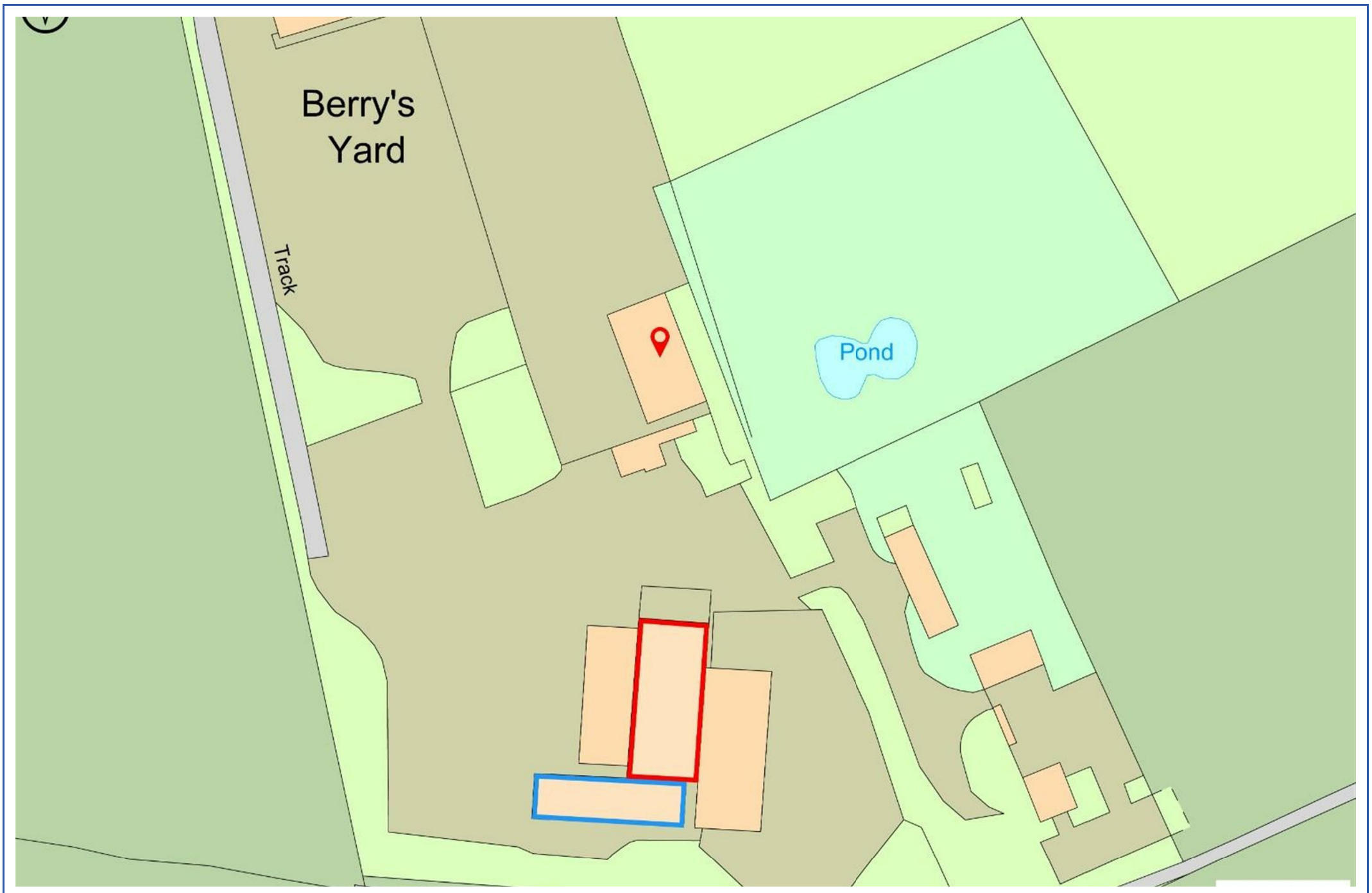
Legal Costs

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

Viewing

Strictly by appointment through sole agents, Redmayne Arnold & Harris, please contact Nick Harris on 01223 819315, email: nharris@rah.co.uk.





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

