



Units 6, 7 and 8 Green End Business Centre, Gamlingay, Sandy, SG19 3LF
£2,500 Per Month
TO LET



rah.co.uk
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IN PART OR AS A WHOLE

6,450 SQ FT TO 24,479 SQ FT - FROM £2,500 PER MONTH
USE CLASS B2 (GENERAL INDUSTRIAL) AND B1 AND B8 SUBJECT TO PLANNING

TO LET

- 6,450 sq ft to 24,479 sq ft • Industrial and office • 3 phase electrics • Car parking on site • £4.50 per sq ft • Use Class B2 (General Industrial) and B1 and B8 subject to planning

Location

Gamlingay is a popular and thriving village situated on the B1040 approximately seven miles north of Biggleswade and approximately eight miles south-east of St Neots. The village is conveniently located for access to all parts of the region via the A1 and M11 motorways with easy access to the historic City of Cambridge. The village has a population of approximately 3,500 and provides a range of shops and services together with a public house, community facilities and schools and services.

Description

There are a variety of units available on the industrial estate all with sliding loading doors, which range in size from approximately 6,450 sq ft to 30,460 sq ft. Unit 6 measures 1,860 sq ft and Unit 8a measures 4,750 sq ft. All are mainly open plan with concrete level flooring, 3 phase electrics, power and lighting. The industrial space is also fully heated and benefits from ample eaves height of 3.74 m to max 8.3m. The units can be split to allow for smaller space to let. A yard area surrounding the buildings offers allocated parking bays. Use Class B2 only (General Industrial).

There is also approximately 3,169 sq ft of office accommodation available which is linked to the industrial space.

UNIT 6 NOW LET

Services

We understand that mains electricity and water are available. However, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. NB None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are being offered to let at £4.50 per square foot on terms to be agreed.

The premises are also for sale at £3,000,000.

Business Rates

The property is currently assessed for business rates with adjoining properties and therefore a reassessment will be required. Potential tenants should fully satisfy themselves and verify the business rates by contacting the local authority.

EPC

The properties have Energy Performance Certificate ratings. Copies of the full EPC report is available upon request.

Service Charge

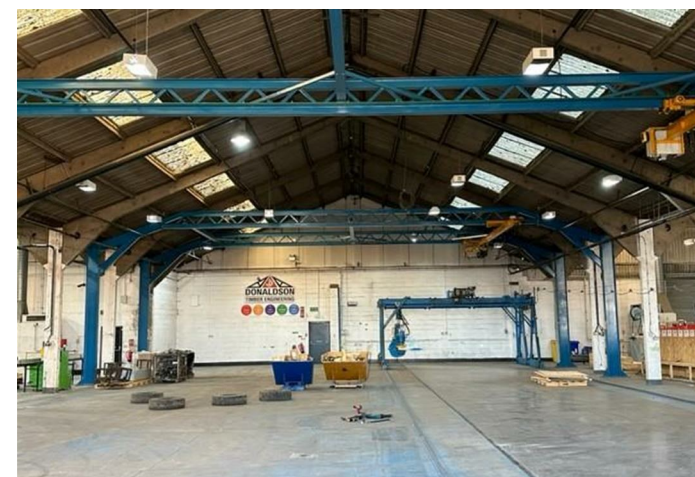
A service charge is levied for the provision, maintenance and repair of the common areas and facilities for letting.

Viewings

For further information or appointments to view, please contact Nick Harris on 01223 819315 or email nharris@rah.co.uk

Planning

We understand the premises benefit from B2 (General Industrial) Use Class. Please note, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the Local Authority.





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.

