



31 Green End, Gamlingay, Sandy, SG19 3LA
£11,010 Per Month



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WAREHOUSE COMPLEX

26,425 SQ FT (2,455 SQ M)

TO LET

• 0.971 acres • Self-contained industrial/warehouse units in popular village • Ground floor area 2,455 sq m (26,425 sq ft) • Available July 2024 • Cambridge 11 miles, Huntingdon 10 miles, Biggleswade 7 miles, St Neots 8 miles

Location

Gamlingay is a popular and thriving village situated on the B1040, approximately 7 miles north of Biggleswade, and 8 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, and is accessible to the historic City of Cambridge. The village, with a population of approximately 3,500, provides a range of shops and services together with a public house, community facilities and schools, and serves as a local centre for surrounding villages and rural settlements. The village has an established industrial base with a number of significant employers.

Description and Accommodation

The property comprises a series of linked warehouse units with interlinking access via personnel doors. Roller shutter doors measure 3.749m (approximately).

Externally the property benefits from a generous yard and associated car parking. At first floor level, there is a two-bedroom self-contained flat. This is not included within the proposed letting.

Planning

It is understood that the property has planning permission for Class E, B2 and B8 Uses (Storage & Distribution) of the Town and Country Planning (Use Classes) Regulation 2020.

Services

Mains water and electricity are connected to the property.

Prospective purchasers will be expected to satisfy themselves as to the availability and adequacy of supplies by making their own enquiries to the relevant service companies.

Rent

Guide rent: £132,125 per annum plus VAT exclusive of all business outgoings and to be payable quarterly in advance by a banker's standing order.

Terms

The property is offered on a new full repairing and insuring lease on terms to be agreed.

EPC

The property has an EPC rating of [TBC]. A copy of the EPC is available on request.

Rates

Description: Offices and Premises
Local council: South Cambridgeshire
Local council reference: 3385408035
Rating list: 2023
Effective date: 1 April 2023
Valuation scheme reference: 587166
Base rate: £75.00
Measurement method: Net internal area
Transitional relief certificate issued: No
Special category code: 203G

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Viewings will be strictly by appointment only via the sole agent, Nick Harris of Redmayne Arnold & Harris. Tel: 01223 819315, email: nharris@rah.co.uk.



