

**TO LET/FOR SALE
INDUSTRIAL/WAREHOUSE UNIT
1,188.31 SQ M (12,792 SQ FT)
WITH YARD OF CIRCA 0.437 ACRES
(POTENTIAL TO PROVIDE 17,590 SQ FT
ON A SITE OF 1.938 ACRES)**



**UNIT 4 MARSTON ROAD
ST NEOTS, CAMBRIDGESHIRE PE19 2HF**

See important notice overleaf

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UNIT 4 MARSTON ROAD, ST NEOTS, CAMBRIDGESHIRE PE19 2HF

DESCRIPTION & SITUATION The property is located on Marston Road which can be accessed from the Cromwell Road which in turn leads to the Pottani Road and subsequently the A428, which links to the A1M dual carriageway. St Neots is Cambridgeshire's largest town and has a resident population of 26,000. St Neots is strategically located some 50 miles north of London, 30 miles north of Stevenage is well located servicing both the South East and East Midlands. St Neots is located within easy access of the A14 which connects to the East Coast Ports of Harwich and Felixstowe.

The property comprises part of a detached industrial/warehouse property of steel portal frame construction with profile clad external elevations and a pitched roof.

The property benefits from the following specification:-

- FEATURES**
- Eaves height circa 6.15m.
 - Office accommodation.
 - WC and kitchenette facilities.
 - Good yard area and car parking.
 - Sodium lighting and ambi radiator heaters

FLOOR AREAS Floor areas are gross internal and approximate only

	sq m	(sq ft)
Warehouse area	1,015.08	10,927
Office accommodation	173.23	1,865
Total Gross Internal Area	1,188.31	12,792

Site area 0.437 acres

NB: There is a possibility that the building as a whole may be available providing circa 1,643.15 sq m (17,590 sq ft) on a site of circa 1.938 acres

TERMS The property is available on a new full repairing and insuring lease for a term to be agreed. Alternatively consideration may be given a freehold sale.

RENT/PRICE Upon application

RATES To be advised

LEGAL COSTS Both parties' legal costs are to be borne by the ingoing tenant.

Strictly by appointment by the joint Sole Agents

VIEWING

BOWYER BRYCE	KING STURGE
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Ref: 011623

Important Notice

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