



APPROX. 2888.17 SQ.FT (268.32 SQ.M)

HIGHLIGHTS

- Close proximity to Huntingdon, Alconbury and major transport links (A1, A14 and East Coast Main Line)
- Secure gated access
- Private rural location.

COMMERCIAL UNIT

GRANGE FARM, ABBOTS RIPTON, PE28 2PH

Enquiries

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Additional Information

Location

Located just north of Huntingdon near the village of Abbots Ripton, with excellent road transport links to the A1 (M) and A14. The property is within easy access to larger settlements such as Cambridge and Peterborough.

Description

The property is one unit with a roller shutter door. The property benefits from electricity and the racking is available through negotiation. The site has a secure gated entrance and CCTV.

Rental

Guided at £17,330 per annum (across 2888.17 sq. ft).

VAT will be charged.

Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

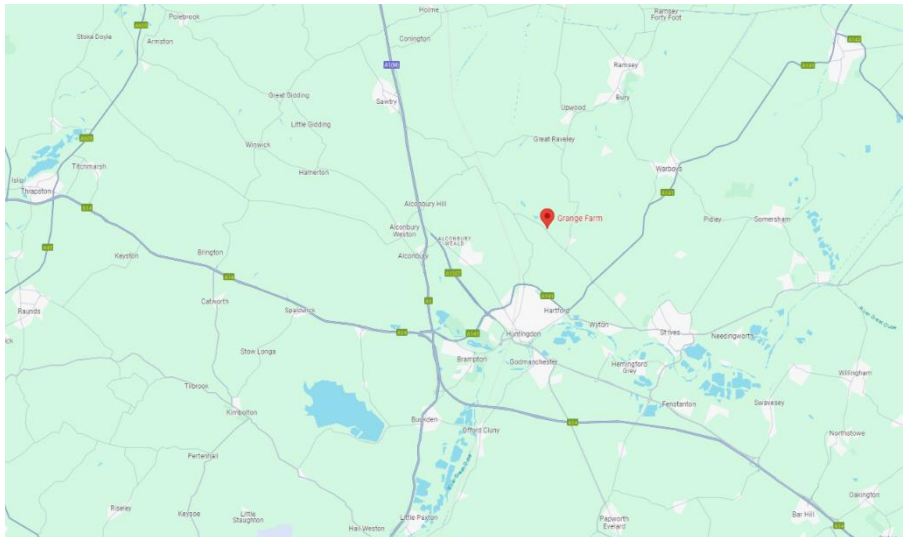
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's reasonable legal costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](#)



Important Notice

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