



**UNIT 6 BLACKSTONE ROAD, HUNTINGDON, PE29 6EF**

**TO LET | LIGHT INDUSTRIAL UNIT: 20,555 SQ FT (1,909.57 SQ M)**

**PRELIMINARY DETAILS**



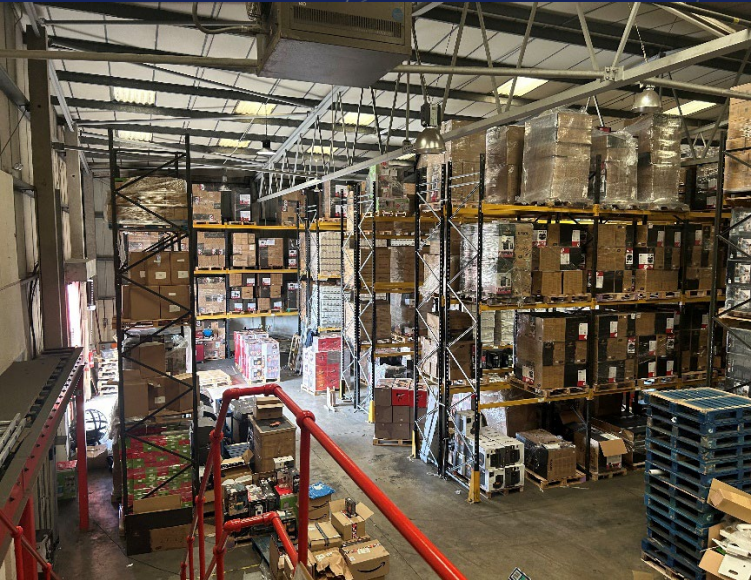
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## SUMMARY

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### Description

The property is a 1980s detached industrial warehouse unit with large yard. It comprises a concrete and steel portal/truss frame with a mixture of half height brick/blockwork and profile sheet metal clad elevations.

### Specification includes:

- Self-contained unit with large, secure rear yard
- Low site cover of only 27%
- 6.11m clear height
- 1 x dock-level loading door
- 4 x surface-level loading doors
- Brick-built two-storey offices to front
- Approximately 20 car parking spaces

### Terms

The property is available on a new lease directly with the landlord on terms to be agreed (subject to the landlord obtaining vacant possession).

Quoting rent available on application.

### EPC

Energy rating C. EPC available upon request.

### Additional information

#### Business Rates

The Rateable Value for the property is £146,000. For business rates information, applicants should enquire directly with Huntingdonshire District Council. For the year commencing 1 April 2024, rates payable are normally charged at 54.6p in the pound.

#### Services

Mains drainage, water, gas and electricity are believed to be available to the Property. Interested parties are however advised to make their own enquiries to the relevant service providers.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

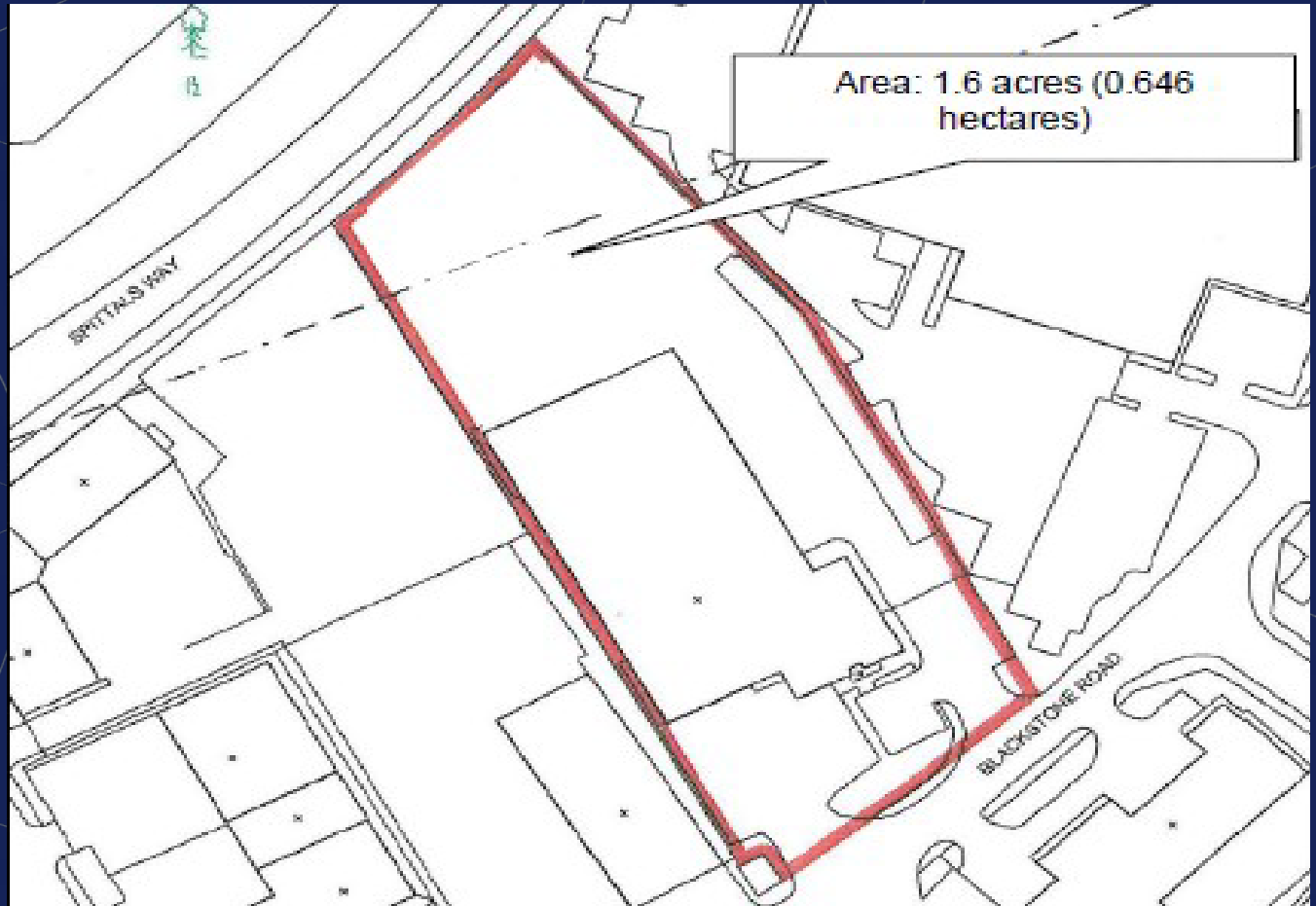
#### Viewings

Viewings are strictly by arrangement with the Letting Agents.

## ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq ft	Sq m
Ground floor warehouse	17,414	1,617.81
Ground floor offices & ancillary	1,561	144.98
First floor offices	1,580	146.78
<b>Total</b>	<b>20,555</b>	<b>1,909.57</b>





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## GALLERY

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## Enquiries

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August 2024