

FOR SALE/TO LET

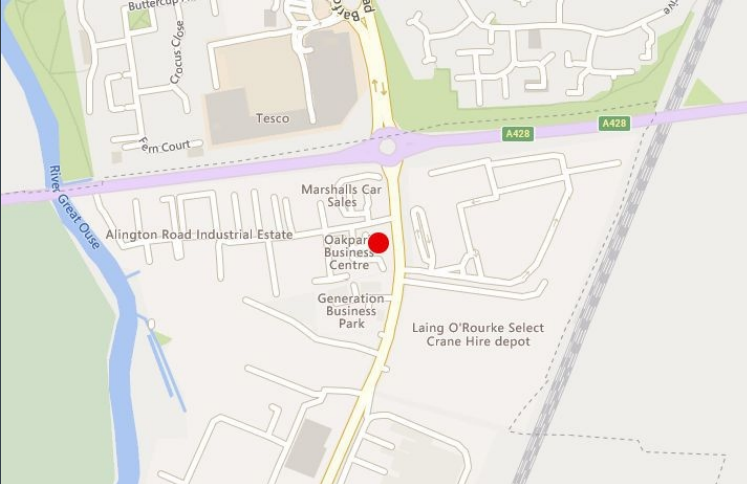
5,011 Sq Ft (465.52 Sq M)

- › Large Roller Shutter Loading Door
- › Prominent Location
- › Immediate Access To The A428
- › Ample Parking



Unit 3A Oakpark Business Centre

Alington Road, Little Barford, St. Neots, PE19 6WA



LOCATION

- Oakpark Business Centre commands a prominent and strategic position within a sought after estate to the south of St Neots
- Benefiting from immediate access to the A428 which in turn links up with the A1 approximately 1 mile to the east and provides direct access to the A14 and M11 at Cambridge approximately 15 miles to the west

/// what3words

///forced.soups.judge

Google Maps

Click here



DESCRIPTION

- The unit provides clear warehouse/industrial space with separate ground and first floor office space with WC facilities
- Externally there is ample off road parking and easy access for loading

TERMS

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £50,000 per annum exclusive. Consideration will also be given to selling the premises, to discuss please speak to the agents



ACCOMMODATION

Ground Floor	387.02 SQ M	4,166 SQ FT
First Floor	78.5 SQ M	845 SQ FT
Total	465.52 SQ M	5,011 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-94

CONTACT:

➤ **NATHAN GEORGE**
07741 261890 nathan.george@kirkbydiamond.co.uk

➤ **JOSHUA PARELLO**
07951 613 205 joshua.parello@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP