

TO LET

19,550 Sq Ft (1,816.2 Sq M)

- › Quick Access To The A1 & A428
- › Three Roller Shutter Loading Doors
- › Ideal For Storage
- › Secure Site



Units 1 2 & 4

9 Howard Road, Eaton Socon, St. Neots, PE19 8ET

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eddisons.com





Location

- The premises are located on the Howard Road Industrial Estate adjacent to the A1 and A428 to the south of St Neots
- Approx 3.7 miles to St Neots Town Centre
- Approx 20.4 miles to Cambridge
- Approx 31.4 miles to Peterborough

 what3words

[///question.dabble.compliant](http://question.dabble.compliant)

 Google Maps

[Click here](#)



Description

- Comprising two separate warehouse units ideally let to a single occupier
- 3 roller shutter loading doors & shared site facilities
- Small self-contained yard/external storage area (subject to landlord's approval)

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £146,625 per annum exclusive.

Accommodation

| | | |
|--------------|---------------------|---------------------|
| Total | 1,816.2 SQ M | 19,550 SQ FT |
|--------------|---------------------|---------------------|

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

EPC: D-96

Business Rates: The Rateable Value is £144,000 per annum. For the rates payable, please contact www.voa.gov.uk

Contact:

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