

TO LET

1,573 Sq Ft (146.13 Sq M)

- › Modern Industrial Unit With Yard
- › High Insulation Levels
- › LED Lighting
- › Single & 3 Phase Electrics
- › On Site CCTV



Unit 6

Little America Industrial Estate, Moor Road, Great Staughton, St. Neots, PE19 5BJ

Contact: William Fountaine or Nathan George
Tel: **01908 678 800**
eddisons.com





Location

- The premises are located on the Little America Industrial Estate on the outskirts of Great Staughton.
- Within a rural setting approximately 6.2 miles from the A1. Nearby towns include St Neots and Bedford both under 10 miles from the site.
- The site is not suitable for HGV access as the Moor Road is a narrow road at points.

 what3words
///pods.sober.clocked

 Google Maps
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Description

- A modern industrial unit with two loading doors and a large yard. The site is secure with additional fencing and Gated entrance with CCTV.
- Single and three-phase electricity supply, WC facilities and suitable for storage, warehousing, light industrial, and workshop uses
- Available to rent together with the neighbouring unit 2 by way of separate negotiation.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000 per annum exclusive

Accommodation (Gross Internal Area*)

Total	146.13 SQ M	1,573 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

Business Rates: The rateable value is £12,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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