

TO LET

387 – 1,349 Sq Ft

(35.95 – 125.32 Sq M)

- › Newly refurbished, self-contained lock-up retail/business units.
- › Modern accommodation with mezzanine, kitchenette and WC facilities.
- › Suitable for a variety of retail, office, studio and business uses (STP).



Units 1A 2A & 3A

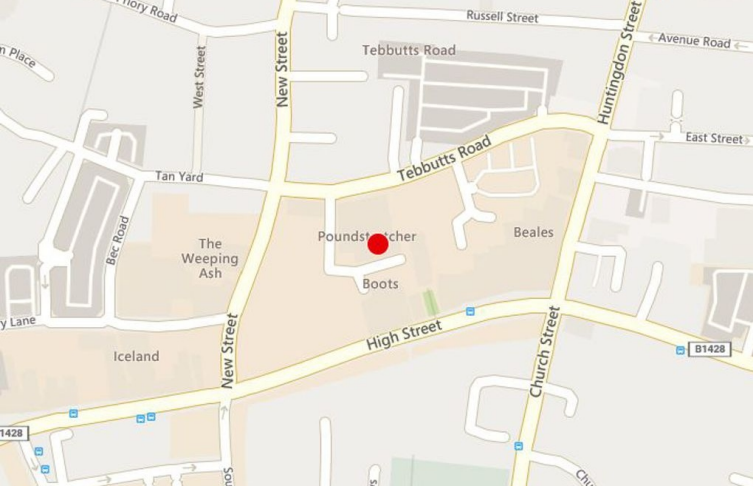
3 Tebbuts Road, St. Neots, PE19 1RJ

Contact: Joshua Parello or Charlotte Beard

Tel: **01234 905128**

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Location

- Established commercial location on Tebbutts Road, close to St Neots town centre and a range of local amenities.
- Excellent transport links with convenient access to the A1, A428 and St Neots railway station, providing regular services to London and the North.
- Well-positioned within a popular business area, surrounded by a mix of retail, trade counter, office and industrial occupiers.

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Description

- Newly refurbished, self-contained retail/business units finished to a modern specification throughout.
- Flexible open-plan accommodation with mezzanine floor, private kitchenette and WC facilities, ready for immediate occupation.
- Prominent commercial location offering an ideal opportunity for retailers, office occupiers, creative studios and a range of other business uses (STP).

Terms

Available by way of a new FRI lease for a term to be agreed with rents starting from £9,500 per annum. VAT is payable

Accommodation (Net Internal Area*)

1A	44.5 SQ M	479 SQ FT
2A	44.87 SQ M	483 SQ FT
3A	35.95 SQ M	387 SQ FT
Total	125.32 SQ M	1,349 SQ FT

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

EPC: Currently awaiting reassessment

Business Rates: Available upon request.

Estate Charge: Available upon request

Contact:

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHARLOTTE BEARD
[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)