FOR SALE (MAY LET)
Washington Road | Stukeley Meadows Industrial Estate
HUNTINGDON PE29 6WP

22,285 SQ FT
(2,070 SQ M)
**SPECIFICATION**

- Modern detached warehouse | production building
- Ancillary offices on ground and first floor
- Minimum clear height of 6.2m
- 2 level access loading doors
- Steel portal frame construction
- Secure self contained site
- Whole site circa. 1.12 acres

**DESCRIPTION**

The property comprises a modern detached industrial building within a secure self-contained site. The building is of portal frame construction and internally comprises a warehouse | production area with ancillary offices set over ground and first floors. The unit benefits from an eaves height of approximately 6.2m, and has the benefit of 2 level access loading doors.

**ACCOMMODATION**

<table>
<thead>
<tr>
<th></th>
<th>SQ M</th>
<th>SQ FT</th>
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</thead>
<tbody>
<tr>
<td>GF WAREHOUSE</td>
<td>1,818</td>
<td>19,570</td>
</tr>
<tr>
<td>GF OFFICES &amp; ANCILLARY</td>
<td>137</td>
<td>1,479</td>
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<tr>
<td>FF OFFICES &amp; ANCILLARY</td>
<td>115</td>
<td>1,236</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>2,070</td>
<td>22,285</td>
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*All areas are measured on an approximate Gross Internal Basis*
RATEABLE VALUE
The premises which is described as “workshop and premises” has a 2017 Rating List valuation of £88,500. All interested parties are advised to make their own enquiries of Cambridgeshire Council.

EPC  TERMS
Rating E (109)  Available FREEHOLD
LOCATION

Huntingdon is located around 15 miles north west of Cambridge and 20 miles south east of Peterborough. The town benefits from good transport links being situated at the junction of the A1(M) and A14. These in turn provide access to the national motorway network. The town has good rail links to London King’s Cross, with a fastest journey time of 1 hour, and is located approximately 40 miles north west of Stansted Airport.

The building is situated on the Stukeley Meadows Industrial Estate, a popular and established trading estate approximately 2 miles to the north of Huntingdon town centre.

The estate comprises a mix of commercial buildings, and immediately adjacent to the south of the property are two modern car showrooms.

DRIVING DISTANCES

- Huntingdon town centre: 2 miles
- Huntingdon Station: 2 miles
- A1(M): 3 miles
- Cambridge: 19 miles
- Peterborough: 21 miles
- M1 (J13): 32 miles
- Milton Keynes: 39 miles

SOURCE: Google Maps

Washingley Road
Stukeley Meadows Industrial Estate
HUNTINGDON PE29 6WP

For viewings or further information, please contact:

Harry Gibson
Cushman & Wakefield
Mobile: +44 (0) 7525 867 858

Stephen Power
Barker Storey Matthews
Tel: +44 (0) 1480 415728


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