



HARWOODS

Chartered Surveyors & Estate Agents

WORKSHOP/ OFFICE UNIT WITH YARD

NIA 143.66 sq m (1546 sq ft) approx



**UNIT 4, OUSE ROAD
BICTON INDUSTRIAL ESTATE
KIMBOLTON
CAMBRIDGESHIRE
PE28 0LP**

TO LET – NEW LEASE - £12,000 per annum exclusive

Commercial Workshop/Office Unit situated in a prime location on Bicton Industrial Estate in Cambridgeshire. The property covers the ground floor only with a large office, open plan workshop, kitchenette and 2 Cloakroom/wc's. Outside are 2 allocated parking spaces to the front of the unit with a yard to the rear providing further parking if required.

The property is well presented both internally and externally and has front and rear facing windows and fluorescent lighting throughout

Use of the property will be under Class B2 of the Use Classes Order 1987.

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NET INTERNAL AREAS (approx):

Office: 14.60 sq m (157 sq ft)
Office: 116.80 sq m (1257 sq ft)
Kitchenette/Cloakroom: 12.26 sq m (132 sq ft)

TOTAL: 143.66 SQ M (1546 SQ FT)

THE PROPERTY:

Ground Floor Only:

Large Office, Open Plan Workshop, Kitchenette, 2 Cloakroom/wc's.

Outside:

Parking for 2 cars to the front of the property with yard area to the rear measuring 10m x 10m.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£12,000 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market value

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

PREMIUM:

None.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

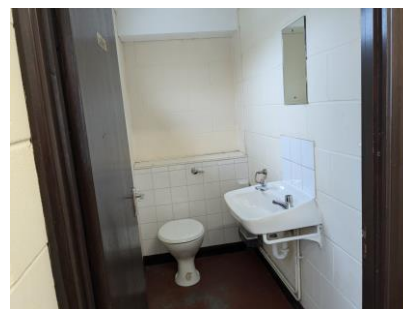
BUSINESS RATES:

From information supplied from the Gov.UK website the rateable value of the property is currently £11,250. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing tenant to make a contribution of 50% towards landlords reasonable legal costs in respect of this new lease.

ENERGY EFFICIENCY RATING: C69



773/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wellington – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk**

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.