

WAREHOUSE PREMISES

NUFFIELD ROAD, ST IVES, CAMBRIDGESHIRE



Could this central location with multiple access points and high ceiling give you the freedom that your business really needs?

Features

- Detached warehouse building
- 885 sq m (9533 sq ft)
- Offices, Canteen, WC
- Allocated parking
- Access to warehouse at either end and upon side elevation
- Access off both Nuffield Road and Caxton Road available
- 5.75m to eaves
- Rent depending on size of unit
- Short/long term lease available

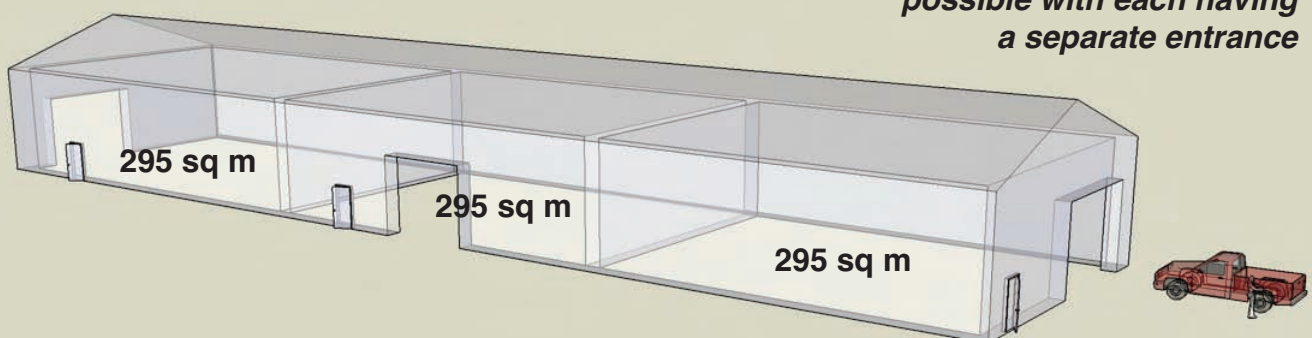
Location

To find the premises, proceed onto the Somersham Road Industrial Estate, St , Ives. The property can be found by turning left off Nuffield Road, adjacent to premises occupied by Webtec Products Ltd. Access to the main warehouse is through a shared yard area although access is also available off Caxton Road, if required.

Possible applications

Light assembly / manufacture, industrial storage, warehousing, consolidation of multiple sites onto one location.

Division into two or three separate units is possible with each having a separate entrance



DESCRIPTION

The premises comprise a concrete portal frame structure with brick main walls under a pitched roof incorporating translucent sky lights. The building has dimensions of approximately 60 m deep by 14.75 m wide, 5.75 m high to eaves and can be sub-divided to the required space.

IMPORTANT

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by Webtec Products Ltd and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition. Contributions to small changes and conditions will be considered.

LEASE TERMS

The premises are available on a new full repairing and insuring lease, terms and conditions negotiable.

RENT

Equivalent to £3.50 / sq m / month. (approx. £3.90 per sq ft / annum) exclusive of VAT. Negotiable depending on size of unit and length of contract.

RATES

From internet enquiries made to the Egi/Valuation Office Website we understand that the premises have a current Rateable Value of £33,500 (2005 Assessment). For the year commencing 1 April 2006 rates are normally

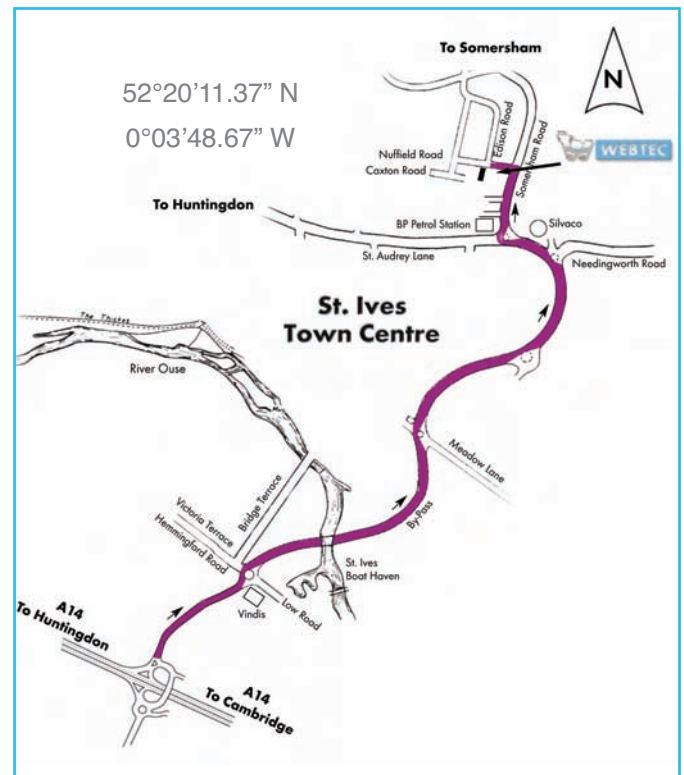
charged at 42.2p in the pound on the rateable value. However the amount may be affected by transitional adjustments and could be higher or lower - interested parties are advised to check with the Local Rating Authority.

PLANNING

The building has been used for a number of years as a warehouse. Interested parties are however advised to make their own enquiries with respect to planning consent for intended use via Huntingdon District Council.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs incurred in the preparation of the new lease.



For further information and to arrange a viewing then please contact us at the address below reference "warehouse to let":



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