

Units 6, 8, 8A & 10 Stonehill, Stukeley Meadows Huntingdon, Cambridgeshire PE29 6ED

lot 32

Modern Freehold Industrial Investment

- Established industrial park location
- Excellent communications, via the A14, M11 and the A1M
- Close to Stukeley Retail Park
- Six Week Completion Period Available

Rent
£9,900
per annum
exclusive



Location

Miles: 14 miles north-west of Cambridge
18 miles south of Peterborough
84 miles east of Birmingham
Roads: A14, A1M, M11
Rail: Huntingdon Rail Station
Air: Stanstead Airport

Situation

The property is situated on the established Stukeley Meadows Industrial Estate, close to the junction of the A14 and the A1. The estate and the town benefit from excellent communication routes and the property is close to the Stukeley Retail Park, with occupiers including Halfords, Homebase, Argos and Carpet Right.

Description

The property comprises four individual and self-contained units with integral offices. The properties benefit from roller shutter doors opening onto a service yard and car park for approximately 30 cars. The site area is approximately 0.23 hectares (0.56 acres) with a site coverage of 50%.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
8	Industrial	183.94 sq m 1,980 sq ft	NORSE COMMERCIAL SERVICES LIMITED (1)	6 years from 25/12/2010 (2)	£9,900	25/12/2013
6, 8A, 10	Industrial		VARIOUS	Various (3)	Peppercorn	
Totals		183.94 sq m (1,980 sq ft)			£9,900	

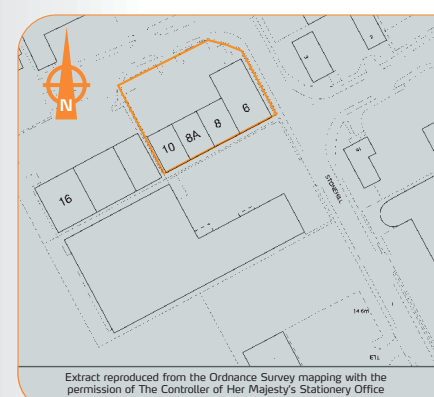
- (1) For the year ending 30th January 2011 Norse Commercial Services Limited reported a turnover of £105,555,592, a pre-tax profit of £7,732,970 and a total net worth of £12,391,594. (Source: www.riskdisk.com 11/11/2011)
 (2) As to the lease for unit 8, there is a tenant option to determine on 24/12/2013.
 (3) Unit 10 – Term commencement date 24/10/2011, for 900 years. Unit 8A – Term commencement date 31/01/2008, for 900 years.
 Unit 6 – Term commencement date 26/02/2007, for 900 years.
 (4) Unit 8A and Unit 10 were recently sold for £150,000 and £145,000 respectively.

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Heptonstalls LLP
7-15 Gladstone Terrace, Goole DN14 5AH.
Tel: +44 (0)1405 765661
Email: emily.wheatley@heptonstalls.co.uk
Ref: Emily Wheatley



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