



APPROX. 2223.61 SQ.FT (206.58 SQ.M)

HIGHLIGHTS

- Close proximity to Huntingdon, Alconbury and major transport links (A1, A14 and East Coast Main Line)
- Secure gated access, with electric roller shutter doors.
- New premises
- Private rural location.

COMMERCIAL UNIT

CLAY LANE, ABBOTS RIPTON, PE28 2WL

Enquiries

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Additional Information

Location

Located just north of Huntingdon near the village of Abbots Ripton, with excellent road transport links to the A1 (M) and A14. The property is within easy access to larger settlements such as Cambridge and Peterborough.

Description

The property is a newly built unit with the option of being rented as one unit or split into two units each with a roller shutter door. The property benefits from electricity and water. The site has secure gated entrance and CCTV. Photos were taken during the construction phase. The unit will be finished by the end of May 2024.

Rental

£17,500 per annum (across 2223.61 sq. ft).

VAT will be charged.

Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

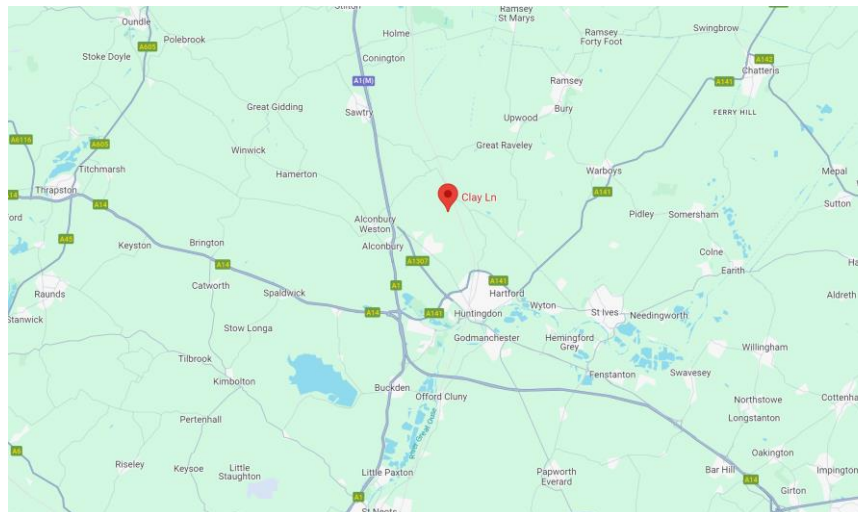
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's reasonable legal costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](#)



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