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Units 2 & 3
Whitehall Industrial Estate, Croxton, Cambridgshire PE19 6SS

Two commercial units offered To Let
Secure Warehouse/Storage Units

15 miles west of Cambridge, 4 miles east of St Neots, Located off A428

The property
Both units are steel portal frame commercial buildings situated in a secure yard ideal for warehouse or storage use.

Located off the A428 providing easy access to St Neots and Cambridge.

The units benefit from Parking and Loading Areas

Accommodation
The building encompasses a floor area of approximately 23,574 sq ft which can be split into two equal units of 11,787sq ft (1,095m2). Each unit has separate access via a roller shutter door.

The buildings are offered to let as single units or as a combined unit, as currently operated.

Terms
The premises are available for an initial term of up to 36 months at a rent for the combined unit of **£7,858 plus VAT per calendar month (£96,296 per annum plus VAT - £4/sq ft)**. A monthly service charge is also payable by the Tenant. A longer term may be available subject to agreement.

The Tenant is to be responsible for all outgoings at the property during the term.

Legal Costs
Each party to be responsible for their own legal costs.

General
Local Authority: Cambridgeshire County Council
Services: Electric and Water
EPC: C
Business Rates: The Rateable Value for the combined units was assessed in 2023 at £68,500.

Viewing and Further Information
Viewing strictly by prior appointment with letting agents Strutt & Parker:

Jonathan Malings
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Harriet Heylen
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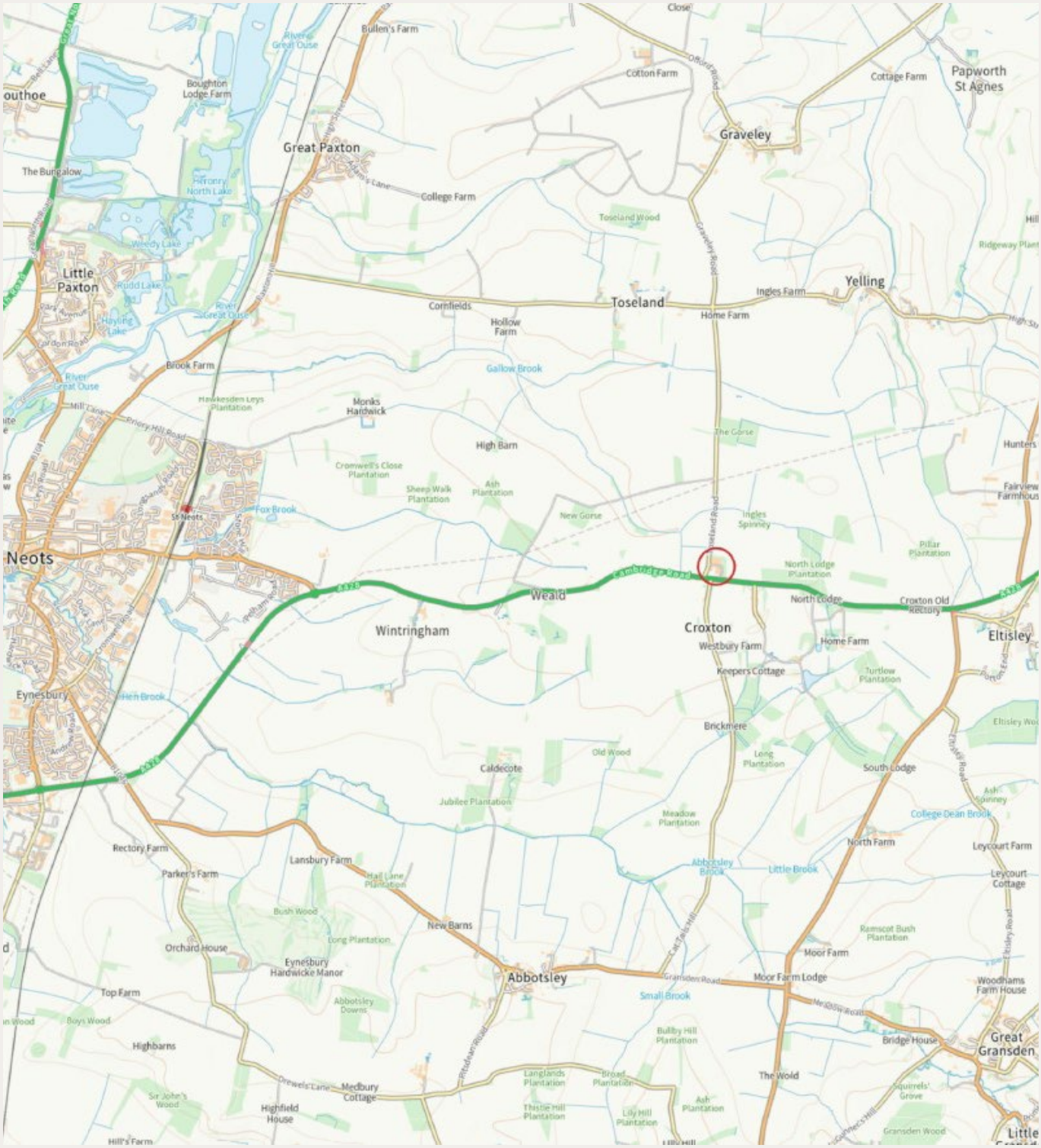

Cambridge LMD

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