

TO LET

HIGH QUALITY MODERN FACTORY & OFFICES

FORMERLY THE HEADQUARTERS OF LOLA CARS

UNIT 18 GLEBE ROAD, HUNTINGDON, CAMBRIDGESHIRE PE29 7DS



6037.1 sq m
(64,983 sq ft)

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LOCATION

Huntingdon is a rapidly expanding town situated adjacent to the A14 approximately 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 gives easy access to the A1 which is only 3 miles away and also to the M1 & M6 at Lutterworth. Huntingdon has a main line railway station with a regular service to London Kings Cross which takes approximately 1 hour.

A major expansion involving the redevelopment of RAF Alconbury, now renamed Alconbury Weald, has now commenced and will involve the construction of 5,000 houses plus retail, leisure and other support facilities.

The property is situated on the established St Peter's Road Industrial Estate close to Tesco and the Leisure Park.

St Peter's Road Industrial Estate

St Peter's Road Industrial Estate is well established and situated between Huntingdon Town Centre and the A14. The estate has been developed over many years and includes a mix of industrial, office, retail and leisure users.

The building is situated at the northern end of the estate close to Tesco, an established Leisure Park including a Cinema, Gym and various food outlets and a retail park where occupiers include B & Q, Staples and Pets at Home.

A new Wickes store and further retail units are also being constructed on St Peter's Road near to the building.

DESCRIPTION

The property comprises a prestigious self contained factory and office complex with secure yard, private car parking and CCTV system. Further details below:

Offices

To the front of the property there is a two storey office block having the following features:

- RECEPTION AREA WITH AIR CONDITIONING
- RECEPTION OFFICE
- CONFERENCE ROOMS
- AIR CONDITIONING TO PART
- BOARD ROOM
- KITCHEN
- TWO AIR CONDITIONED SERVER ROOMS
- MOSTLY OPEN PLAN OFFICES TO FIRST FLOOR
- LIGHTING
- CARPETING
- GAS FIRED CENTRAL HEATING

Factory Area

The Factory Area comprises two separate areas and is particularly suitable for automotive, motorsports and composite manufacturing uses. There is also the option of retaining some of the existing plant including two autoclaves, a composites kit cutter, a five axis CNC machine freezer rooms and three aerospace quality clean rooms.

Factory Area A

This is of steel portal frame construction with pitched insulated roof and roof lights having an eaves height of 3.8m. Features include the following:

- GAS FIRED SPACE HEATERS THROUGHOUT
- FLUORESCENT LIGHTING
- BUSBAR SYSTEM TO PART
- CANTEEN WITH SINK, CUPBOARDS AND VENDING MACHINE
- MALE & FEMALE WCS
- CHANGING ROOM
- ELECTRICALLY OPERATED LOADING DOOR
- THREE PHASE POWER

Factory Area B

This is of steel portal frame construction with an eaves height of approximately 7.2m and having the following features:

- INSULATED ROOF WITH ROOF LIGHTS
- GAS FIRED SPACE HEATERS
- SODIUM LIGHTING
- COMPRESSED AIR
- ELECTRICALLY OPERATED LOADING DOORS
- THREE PHASE POWER

FLOOR AREAS

OFFICES		
Ground Floor (inc Reception)	960.1 sq m	10,335 sq ft
First Floor	960.1 sq m	10,335 sq ft

FACTORY		
Area A	1,821 sq m	19,601 sq ft
Area B	1,638 sq m	17,631 sq ft
Mezzanine Areas	657.9 sq m	7,081 sq ft
Total	6,037.1 sq m	64,983 sq ft





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SATNAV: PE29 7DS

TERMS

The property is offered on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

RENT

Upon application.

BUSINESS RATES

The current Rateable Value includes an element for plant together with an adjoining wind tunnel and as such will need to be reassessed.

The agents can give an estimate on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with the joint agents:

Barker Storey Matthews

Telephone: **(01480) 451578**

Contact: **Alan Matthews**

Email: **arm@bsm.uk.com**



Barford & Co

Telephone: **(01480) 213811**

Contact: **Howard Westgate**

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