

**TIN LID UNITS, BRAMPTON ROAD,
BUCKDEN, ST NEOTS, CAMBS, PE19 5UJ**



BRAND NEW LIGHT INDUSTRIAL/WORKSHOP UNIT

CLOSE TO A1/A14

1,300 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

The Tin Lid Industrial Estate is located on Brampton Road in Buckden situated on the south side of the A414 near the Brampton Hut Interchange and is situated 4 miles south of Huntingdon offering access to the A1.

Huntingdon is an historic market town in Cambridgeshire and has a mixture of independent and national shops.

Huntingdon Railway Station is a key commuter hub on the East Coast main line 58 miles from London Kings Cross and is primarily served by Thameslink with services to Peterborough and London.

DESCRIPTION:

A brand new build development of light industrial/workshop units.

The buildings are of steel portal frame construction under profile steel cladding roofs.

Unit 14 - 1,300 sq ft

All dimensions and floor areas are approximate.

- * 6m/20' eaves
- * LED internal/external lighting
- * 3 allocated parking spaces per unit
- * Three phase power
- * Small office, toilet and tea station
- * Estate wide CCTV and superfast broadband
- * 4 miles to Huntingdon
- * 21 miles to Cambridge

TERMS:

To let on a new lease.

RENT:

£17,400 per annum exclusive.

SERVICE CHARGE:

TBA.

EPC:

Green B50.

RATEABLE VALUE:

We have been advised upon a rateable value of £14,750 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

Applicable.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4943



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