



01480 213811 | James.Price@brown-co.com



TO LET

Westgate Hangar, Little Staughton Airfield &
Industrial Park, Little Staughton, Beds, MK44 2BN

Guide Rent: £75,000 pa

- Self Contained Industrial/Warehouse Unit
- Ground Floor Warehouse Area - 2,677.6 sq m (28,822 sq ft)
- Two Storey Offices of 123.19 sq m (1,326 sq ft)
- Additional Space of 182.37 sq m (1,963 sq ft) Available on Request
- Minimum Eaves Height - 7.97m; Maximum Eaves Height - 10.57m
- St Neots - 5 Miles; Bedford - 8 Miles

Total - 2,800.82 sq m (30,148 sq ft)



Location

Little Staughton village is located in Bedfordshire, 5 miles west of St Neots and 8 miles north of Bedford. Little Staughton Airfield and Industrial Park is a former World War II airbase and is now the location of many businesses. The runway is overlooked by the recently refurbished Grade II Listed control tower and is still used by light aircraft.

The Property

The unit is located just inside the security gates at the entrance to Little Staughton Airfield. Of steel portal frame, the unit benefits from two 6.9m high roller shutter doors, a minimum eaves height of 7.97m and gas vapour lighting.

Planning

It is understood that the property currently benefits from B1 (Light Industrial) and B8 (Storage & Distribution) uses.

Accommodation

Warehouse	2,739.22 sq m	(29,485 sq ft)
Two Storey Office	<u>123.19 sq m</u>	<u>(1,326 sq ft)</u>
Total	<u>2,800.82 sq m</u>	<u>(30,148 sq ft)</u>
Additional Space	<u>182.37 sq m</u>	<u>(1,963 sq ft)</u>
TOTAL	<u>2,983.18 sq m</u>	<u>(32,111 sq ft)</u>

Services

Single and 3 phase electricity, water, gas and telecom services are connected to the property. Drainage is to the mains sewers.

Terms

The property is offered on a new full repairing and insuring lease on terms of years to be agreed.

Rent

Guide Rent: £75,000 pa exclusive

Such rent to be payable quarterly in advance by Bankers' Standing Order.

Rates

2017 Rateable Value: £52,000
2018/2019 Rate Poundage 49.3p/£
(Note: Transitional Relief/Charge may apply)

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Brown & Co Barfords

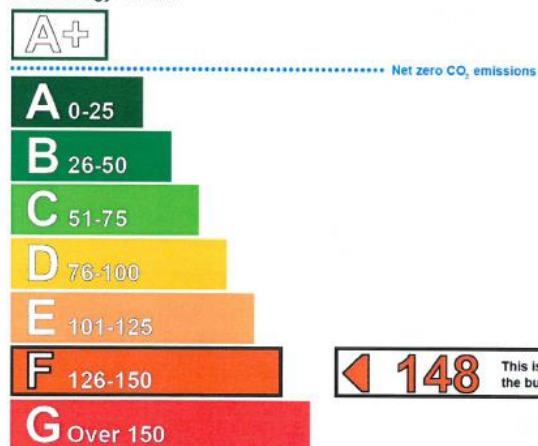
Howard House
17 Church Street
St Neots
Cambs
PE19 2BU

James Price
Tel: 01480 479077
Email: james.price@brown-co.com

EPC

The EPC rating F.

More energy efficient



Less energy efficient

