



Nursery Road  
Huntingdon, PE29 3RJ

**Freehold industrial unit for  
sale with vacant possession  
in Huntingdon**

**5,494 sq ft**  
(510.41 sq m)

- Well connected to the A14
- Redevelopment potential
- Eaves height
- Site area 0.19 hectares (0.48 acres)
- OIEO £650,000 excl, VAT invited on an unconditional basis

Summary

Available Size	5,494 sq ft
Price	Offers in excess of £650,000
Rateable Value	£51,000
EPC Rating	Upon enquiry

Description

The unit is comprised of two single storey buildings connected on a large site, surrounded by a large forecourt on three sides. The older building has a brick structure with steel trusses, while the newer building is concrete frame with brick cladding. The site includes 15 marked car parking spaces, with room for more. The unit has redevelopment potential, it is well suited for a range of uses, including roadside trade, retail, residential, hotel or mixed use.

Location

Nursery Road is located in Huntingdon, Cambridgeshire, within a mixed-use area that includes both industrial and commercial properties. The area is home to several local businesses, including regional logistics firms and trade suppliers. The property is well connected to major road links, with the A14 dual carriageway just 4 miles to the west, providing direct access to Cambridge and the M11 to the east.

The nearest train station, Huntingdon Railway Station, is about 1 mile to the southwest, with regular service to London and the wider region.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,494	510.41
Total	5,494	510.41

Viewings

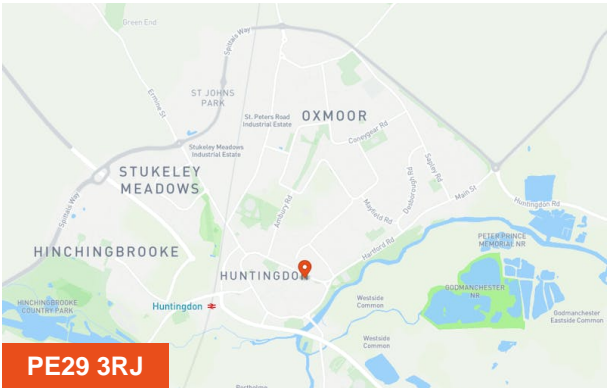
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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Surgery

The Newtown Centre

Park House

ED & Ward Bay

9.5m

Ward Bay

NURSERY ROAD

TENNIS COURT AVENUE

Charlton House

10.0m

Multi-storey Car Park

Fire Station

Twr

9.8m

Bowling  
Green

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# HUNTINGDON

One Leisure  
Huntingdon

Cricket Ground

Spring Common

Huntingdon  
Primary School

Huntingdonshire  
Regional College

Spring  
Common School

Hartford  
Infants School

Hartford  
Junior School

Civil War  
Earthwork

Newtown

Westside  
Common

Cook's Stre

Monks Pit