

## FOR SALE

## Industrial Development Land

### Plot 5, Harvard Industrial Estate, Harvard Way, Kimbolton, Cambs, PE28 0NJ

Industrial Development Opportunity For Sale as One Lot

Total Site Area - 0.37 Ha (0.91 Acres)

Full Planning Permission for Erection of Five Industrial Units

Comprising Built Space - 1,073 sq m (11,550 sq ft)

B2 Use with Ancillary B1 and Also Suitable for B1 and B8 Uses

Established and Popular Industrial/Business Location

Immediately Available

For more information please contact Howard Westgate  
Tel: 01480 213811 or email: [hwestgate@barfords.co.uk](mailto:hwestgate@barfords.co.uk)

## Location

The site is located about 1½ miles to the north of the village of Kimbolton and some three miles south of the A14 dual carriageway, which links the A1 to the M1, and with the M11 motorway at Cambridge. The A1 to the east provides good access to the North and South.

The Harvard Industrial Estate and Bicton Industrial Estate (adjacent) are well established business locations boasting exceptionally high occupancy levels.

## The Site

The site comprises an industrial development site totalling approximately 0.37 Ha (0.91 Acres). It is located on an established industrial estate with a vast range of current occupiers including Curaden UK Ltd, Biogene Ltd, Ideal Host Ltd, Jims Towbars and Elise Parts Ltd.

## Planning

Full planning permission was granted by Huntingdonshire District Council under LPA Ref: 1401191FUL on the 14th October 2014 for the erection of five industrial units (B2 with ancillary B1) with ancillary offices, parking and yard.

It is considered that B1 and B8 uses will also be acceptable and can be obtained on individual units under Permitted development rights, without the need for formal planning applications.

## Services

All mains services and drainage are laid under the common estate road. Prospective buyers will however be expected to satisfy themselves of the availability and adequacy of these services by making their own enquiries to the appropriate suppliers/service companies.

## Tenure

The site is available on a freehold basis.

## Scheme of Development

The planning permission provides for a total built space of 1,073 sq m (11,550 sq ft), as per schedule below:

Unit A	440 sq m	(4,736 sq ft)
Unit B	247 sq m	(2,659 sq ft)
Unit 1	106 sq m	(1,141 sq ft)
Unit 2	140 sq m	(1,507 sq ft)
Unit 3	140 sq m	(1,507 sq ft)

## Service Charge

There is a common estate service charge payable by all occupiers at Harvard Industrial Estate for the maintenance and upkeep of common parts. Further information is available upon request.

## Guide Price

Offers are invited for the freehold interest.

**Guide Price: £225,000** exclusive.

## VAT

VAT is payable at the standard rate where applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Viewing

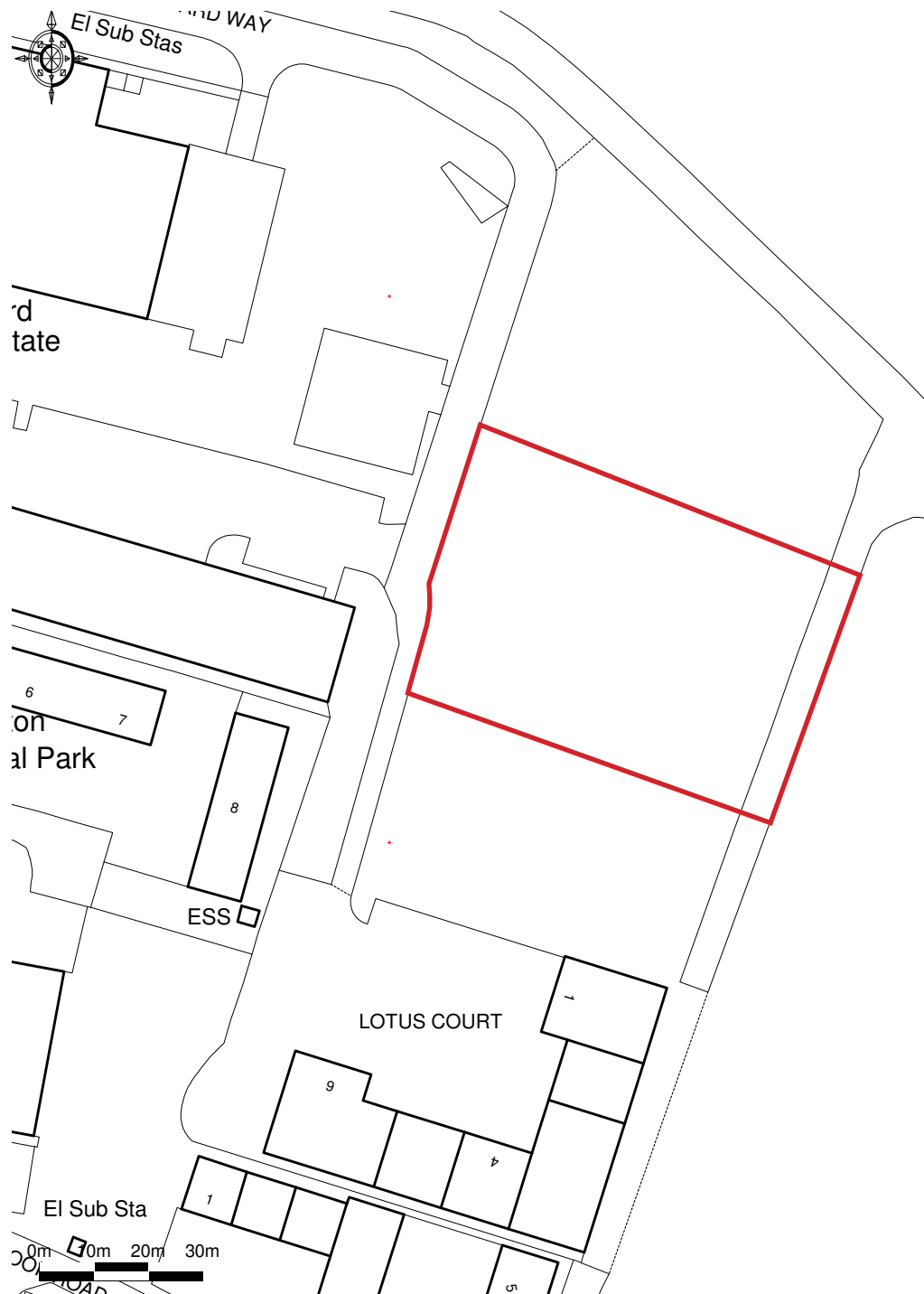
By appointment through the Sole Agents **Barford + Co** on **01480 213811**.

## EPC

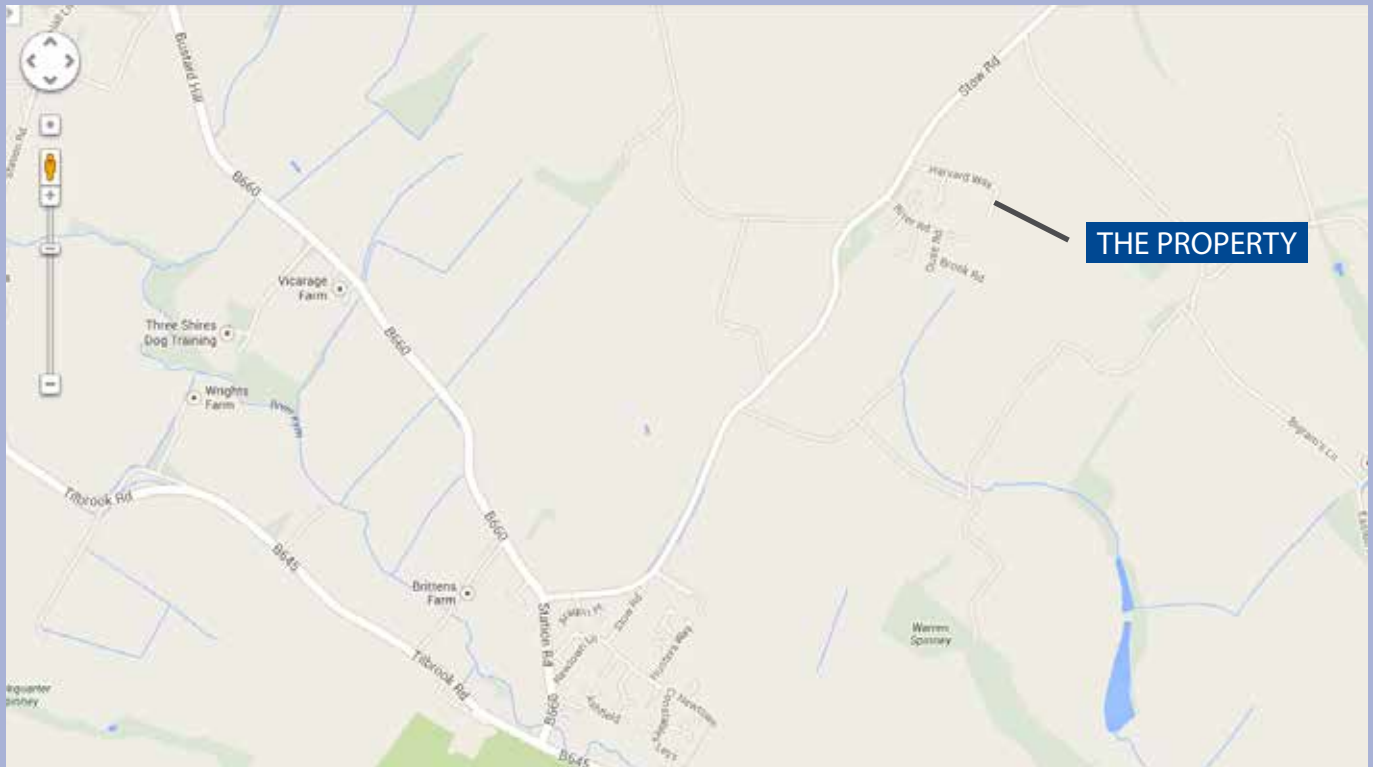
Not applicable.

### NOTE:

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**Site Plan :** Plot 5 Harvard Industrial Estate, Harvard Way, Kimbolton, PE28 0NJ  
Ref: W-482A



**Location Plan :** Plot 5 Harvard Industrial Estate, Harvard Way, Kimbolton, PE28 0NJ  
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