

**FOR SALE**

**UNIT 4 BICTON INDUSTRIAL PARK  
RIVER ROAD  
KIMBOLTON  
HUNTINGDON**



**COLD STORE / DISTRIBUTION WAREHOUSE WITH YARD  
GIA: 7,325 SQ FT (680.45 SQ M)**

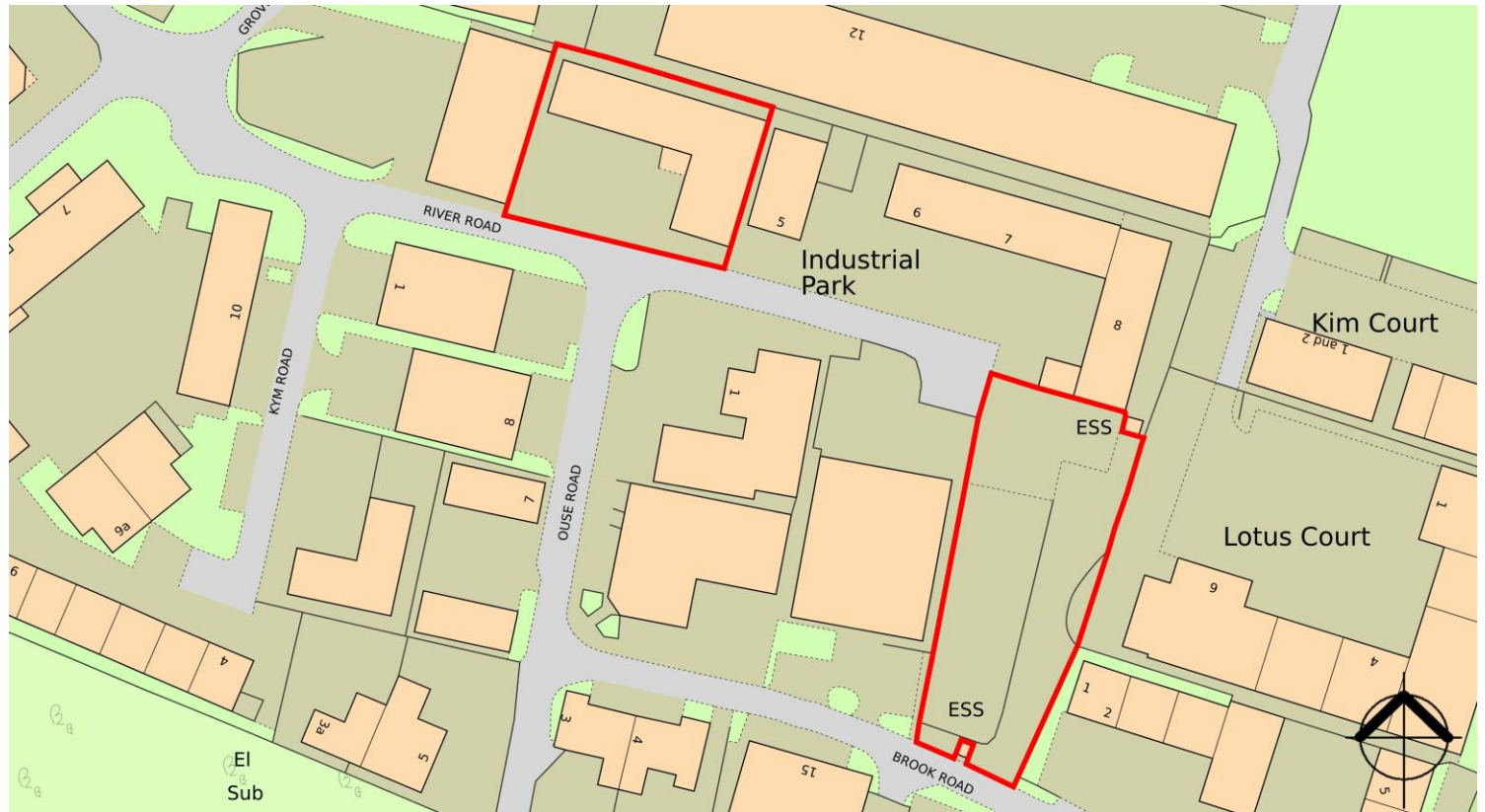
**RARE FREEHOLD OPPORTUNITY  
EXISTING COLD STORE / FOOD DISTRIBUTION WAREHOUSE  
POPULAR INDUSTRIAL LOCATION  
SEPARATE YARD OF C. 0.47 ACRES  
INTEGRAL TWO STOREY OFFICES**

**SAT NAV: PE28 0LQ**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)



## LOCATION

The property is situated on the popular Bicton Industrial Park, approximately 1 mile from the historic market town of Kimbolton approximately 4 miles from the A14 at Spaldwick.

Kimbolton is situated on the B645, 8 miles north west of St Neots, 13 miles north of Bedford and 12 miles south west of Huntingdon.

To locate the property, proceed in to Bicton Industrial Park and drive along River Road with the unit being located on the left opposite Ouse Road and the land being located at the end of River Road, on the right.

## DESCRIPTION

The property comprises an L-shaped modern single storey industrial unit of steel portal frame construction, with metal profile clad elevations beneath a metal profile clad roof.

Internally, the storage element of the premises have been reconfigured to provide two cold stores along with a covered loading / goods inward area. The original (smaller) cold store has a floor to ceiling height in the region of 4.5m, whereas the larger cold store (constructed in 1991) has a floor to ceiling height in the region of 6.15m.

Adjacent to the cold store is two-storey offices with the ground floor providing reception, kitchen, canteen and WC facilities, along with a dry goods loading area, with the first floor offices providing further cellular office accommodation, male and female WC's and a meeting room.

Externally, the property benefits from a concrete surfaced yard area used for loading and parking.

Located elsewhere on Bicton Industrial Estate is a parcel of land extending to 0.192 hectares / 0.47 acres, which is part semi-surfaced and part unsurfaced and not securely fenced, which is currently used for vehicle parking.

## ACCOMMODATION

Description	sq m	sq ft
Ground Floor Warehouse	416.38	4,482
Ground Floor Offices	140.35	1,511
First Floor Offices	123.72	1,332
<b>Total</b>	<b>680.45</b>	<b>7,325</b>

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice. All parties are advised to carry out their own measurements.

## TENURE

The subject premises are available on a freehold basis with vacant possession upon completion.

The preference is to sell the unit and land in a single transaction, although consideration may be given to selling as two separate assets.

## GUIDE PRICE

Offers are invited in the region of:  
**£800,000**

## BUSINESS RATES

Local Authority: Huntingdon  
Description: Cold Store & Premises  
Rateable Value: £39,750

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be provided once available.

## PLANNING

From enquiries made of the Local Authority we understand that the property has Planning Permission for use within Class B2 (General Industrial) and Class B8 (Storage and Distribution).

Interested parties are advised to make their own enquiries of the Local Authority in respect of their proposed use.

## VAT

All sums are quoted exclusive of VAT, if applicable.

## ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

## LEGAL COSTS

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

## VIEWING

By appointment with the sole agents:

### Geo. Hallam & Sons:

Contact: Giles Davis  
Email: [giles.davis@geohallam.co.uk](mailto:giles.davis@geohallam.co.uk)  
Direct Tel: 07702 516 860

May 2025

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)

### Chartered Surveyors

**24 Regent Street  
Nottingham  
NG1 5BQ**

Tel : 0115 958 0301  
Fax : 0115 950 3108

## Property Particulars

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