

# TO LET

## UNIT 4 BICTON INDUSTRIAL PARK RIVER ROAD KIMBOLTON



### INDUSTRIAL UNIT ON POPULAR ESTATE WITH YARD GIA: 7,325 SQ FT (680.45 SQ M)

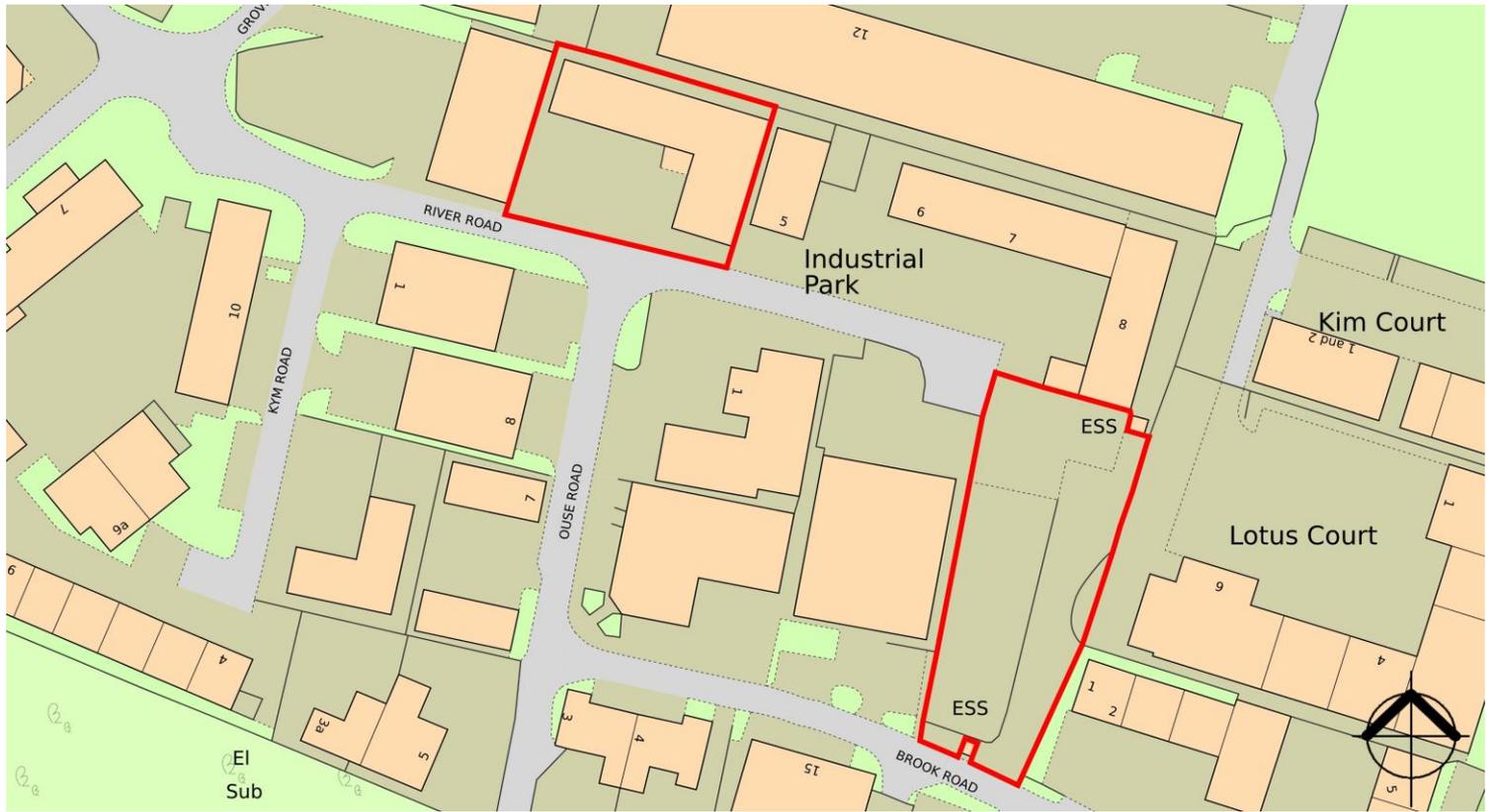
**DISTRIBUTION WAREHOUSE WITH YARD  
CURRENTLY USED AS A COLD STORE / DISTRIBUTION FACILITY  
INTEGRAL TWO STOREY OFFICES  
EAVES HEIGHT OF 4.5M – 6.15M  
SEPARATE YARD OF C. 0.47 ACRES  
POPULAR INDUSTRIAL LOCATION  
AVAILABLE IMMEDIATELY**

**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.

## 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 new lease for a term of years to be agreed.

## GUIDE RENT

Rental offers are invited in the region of:  
**£65,000 pa**

The quoting rent is for both the building and land. Consideration may be given to the letting of each part individually, further information is available from the Agent.

## BUSINESS RATES

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

NB: The Rateable Value is due to increase to £45,500 RV from 1 April 2026

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C (68).

## PLANNING

The property has been used as a cold store/distribution warehouse for a number of years, which we understand to fall within 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

February 2026

Geo

Hallam &  
Sons

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

Property Particulars

Chartered Surveyors

Unit 2, Bowden Drive  
Padge Road, Beeston  
Nottingham, NG9 2JY

Tel : 0115 958 0301  
Fax : 0115 950 3108

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