Hartnell Taylor Cook

FOR SALE

Former ATS Centre

3-4 Little End Road, Eaton Socon, PE19 8JH

Rare Freehold Industrial Unit For Sale with Vacant Possession

5,541 sq ft

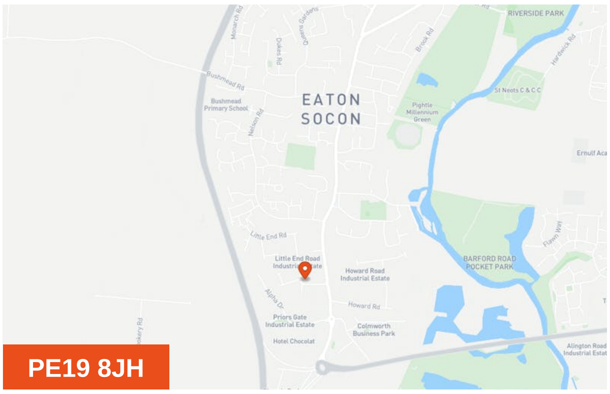
(514.78 sq m)

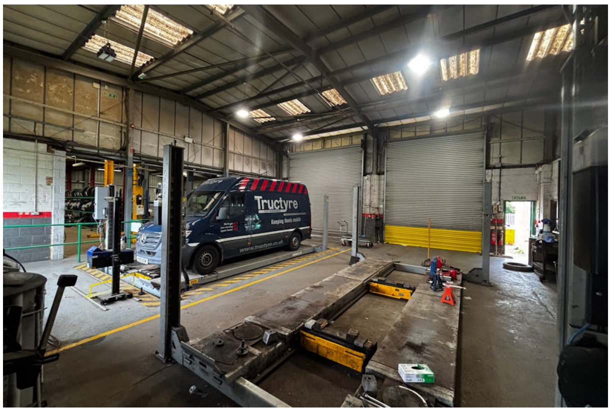
- Excellent access to the A1
- Vacant Possession
- Development potential STPP
- Substantial secure rear yard with 15 parking spaces
- 0.62 Acre Site Area
- OIEO £600,000 excl, VAT invited on an unconditional basis

Former ATS Centre, 3-4 Little End Road, Eaton Socon, PE19 8JH

Summary

Available Size	5,541 sq ft
Price	Offers in excess of £600,000
Rates Payable	£18,240 per annum Current 2026/2027 Rates List
Rateable Value	£38,000
EPC Rating	Upon enquiry





Description

Comprising three interconnected buildings, the property includes a single-storey brick-built reception, office and storage area, together with a steel portal frame workshop and a newer lower-eaves steel portal frame storage unit, all finished with corrugated metal cladding and roofing.

The warehouse provides eaves heights of 4.7m in the main section and 3.8m in the newer rear extension. The main warehouse incorporates two MOT bays and benefits from four roller shutter access doors, a kitchenette, and staff and customer WC facilities. Externally, the property offers 15 parking spaces including a disabled bay, together with a large secure gated rear yard.

Location

Situated on Little End Road off Great North Road, approximately 0.4 of a mile north of the A428 leading to the A1. Surrounding uses include are predominantly mixed commercial with Colmworth Business Park to the south, and nearby occupiers including Aldi, B&Q and B&M Store.

Accommodation

The accommodation comprises the following areas.

Name	sq ft	sq m
Ground - Reception/Staff	799	74.23
Ground - Workshop/Store	4,742	440.55
Total	**5,541**	**514.78**

Terms

Offers in excess of £600,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

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

Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

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.

Viewing & Further Information

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