

TO LEASE

>D KirkbyDiamond



Oakpark Business Centre
Alington Road
St Neots
PE19 6WA

Various Office Suites
Ranging In Size From
62 Sq Ft – 6,596 Sq Ft
(5.76 Sq M – 612.71 Sq M)

- Flexible Accommodation
- Capable Of Being Split Or Combined To Suit
- Prominent Location
- Allocated Parking

Location

Oakpark Business Centre commands a prominent and strategic position within a sought after estate to the south of St Neots.

Benefiting from immediate access to the A428 which in turn links up with the A1 approximately 1 mile to the east and provides direct access to the A14 and M11 at Cambridge approximately 15 miles to the west.

Description

The detached office building is currently split into two main areas, the first is a serviced business centre providing smaller offices rooms that can be taken individually or combined on all inclusive terms by way of licence agreement.

This flexible arrangement is ideal for start up businesses or those in their infancy allowing for easy in and easy out occupation whilst providing opportunities for businesses to grow and move within the business centre.

The remainder of the building provides flexible office accommodation across ground and first floors with a variety of rooms and suites that can be let individually or combined on exclusive lease terms.

Throughout the building there are five separate sets of male and female WCs and various kitchens / tea stations.

Further benefits include air conditioning, allocated parking and additional storage rooms that can be let by way of lease or licence subject to separate negotiation.

Floor Areas - NIA

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

See accommodation schedule below.

Areas quoted are approximate and should not be held as 100% accurate.

Terms

Lease agreements will be on a new full repairing and insuring terms at a rent of £16.50 per square foot per annum exclusive. Subject to a service charge for maintenance of communal areas and provision of communal services.

Licence agreements in the serviced office centre are charged at £40 per sq ft inclusive and can be brought to an end upon 30 days notice.

VAT

VAT is applicable.

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



Business Rates

Unit 3b has a Current Rateable Value TBA

Interested parties are advised to contact the relevant Local Authority.

EPC(s)

Available on request.

Viewings

Strictly by appointment only.

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Serviced Business Centre

Accommodation		SqM	Sq Ft	Rent
G1B	Ground Floor	13.18	142	£475 per month *
G2A	Ground Floor	24.71	266	£890 per month *
G2B	Ground Floor	5.76	62	£210 per month *
F2A	First Floor	13.75	148	£495 per month *
F2B	First Floor	19.23	207	£690 per month *
F2C	First Floor	19.23	207	£690 per month *
Total		95.86	2,902	

* All inclusive rent by way of Licence Agreement

Main Office

Accommodation		SqM	Sq Ft	Rent
A1	Ground Floor	51.81	558	£9,200 per annum exclusive
A2	Ground Floor	53.25	573	£9,455 per annum exclusive
A3	First Floor	51.82	558	£9,200 per annum exclusive
A4	First Floor	53.52	576	£9,500 per annum exclusive
B1	Ground Floor	24.79	267	£4,400 per annum exclusive
B2	Ground Floor	13.67	147	£2,425 per annum exclusive
B3	Ground Floor	53.10	572	£9,455 per annum exclusive
B4	First Floor	233.83	2,517	£41,500 per annum exclusive
Total		535.79	5,768	