TO LEASE





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.





Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

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.

Chandan Teji chandan.teji@kirkbydiamond.co.uk 01234 905132

Joshua Parello joshua.parello@kirkbydiamond.co.uk 01234 982019

Nathan George 01234 905134 nathan.george@kirkbydiamond.co.uk



Accommodation		SqM	Sq Ft	Rent
G1B	Ground Floor	13.18	142	£475 per month *
G1C	Ground Floor	8.71	94	£310 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 *

^{*} 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
А3	First Floor	51.82	558	Let
A4	First Floor	53.52	576	Let
B1	Ground Floor	24.79	267	£4,400 per annum exclusive
B2	Ground Floor	13.67	147	£2,425 per annum exclusive
В3	Ground Floor	53.10	572	£9,455 per annum exclusive
B4	First Floor	122.12	1,314	£21,700 per annum exclusive