

FOR SALE

>D KirkbyDiamond



Oakpark Business Centre
Alington Road
St Neots
PE19 6WA

Versatile Business Park For Sale
15,276 Sq Ft (1,419.19 Sq M)

- Detached Office & Industrial Buildings
- Prominent Location Close To A1
- Suitable For Owner Occupier or Investor
- Potential For Rental Growth

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 business centre is an attractive and versatile asset combining both office and industrial buildings that would be ideal for an owner occupier or investor.

Comprising a detached two story office building and separate pair of semi detached industrial units with associated loading and yard areas, ample parking provisions and landscaping.

The office building has been designed to provide flexible accommodation with 3 separate entrances that allow for easy subdivision of space to suit the needs of an occupier.

Currently the office building is split into two main areas, one third providing serviced office accommodation with associated kitchen and WC facilities. This element of the building is mostly let and income producing, please see tenancy schedule below for further details.

The remaining two thirds of the office building can be occupied as a whole or as separate suites / office rooms and benefit from additional kitchens and WCs.

The pair of industrial units are of steel portal frame construction and benefit from loading areas, roller shutter doors and additional parking / yard areas.

Unit 3b is currently vacant and has a full mezzanine floor which can be removed if preferred (subject to negotiations), separate office rooms and WCs.

Unit 3a is larger providing main warehouse area with ground and first floor offices. The unit is currently occupied and income producing as detailed in the tenancy schedule below.

Externally there are 29 parking spaces adjacent to the office building and additional parking areas to the front and side of the industrial units. Subject to planning it may be possible to provide additional parking to the landscaped areas at the rear of the building.

Floor Areas

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

Accommodation	Sq M	Sq Ft
Office		
Ground Floor	284.84	3,066
First Floor	339.19	3,651
Industrial		
Ground Floor 3A	387.06	4,166
First Floor 3A	78.51	845
Ground Floor 3B	168.63	1,815
First Floor 3B	160.99	1,733
Total	1,419.22	15,276

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



Terms

The premises are to be sold on a freehold basis at offers in excess of £2,500,000 exclusive.

VAT

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

Business Rates

The business rates for the office building have been split into multiple assessments. Further information can be provided upon request or obtained via the Valuation Office Agency website www.voa.gov.uk

Unit 3a has a current rateable value of £17,750

Unit 3b has a current rateable value of £40,750

Interested parties are advised to contact the relevant Local Authority.

EPC(s)

Available on request.

Viewings

Strictly by appointment only.

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

Andrew Clarke

01234 905130

andrew.clarke@kirkbydiamond.co.uk

Diccon Brearley

01234 905133

diccon.brearley@kirkbydiamond.co.uk



Industrial Tenancy Schedule

Unit	Tenant	Term	Annual Rent	Expiry Date
Unit 3A	Herdson Management Services Ltd	6 years	£32,000 rising to £40,000 from 29.9.24 then rising to £48,000 from 27.3.26	26.3.29

Office Tenancy Schedule

Unit	Tenant	Term	Annual Rent	Expiry Date
Suite F1	Whites Property	6 years	£11,200	20.2.26
Office G1A	L & G Carpentry	Licence	£8,200	On 30 days notice
Office G1C	Charles Walker Associates	Licence	£3,696	On 30 days notice
Office G2A	Verseidag Indutex	Licence	£11,000	On 30 days notice
Office G2C	Monimi	Licence	£3,005	On 30 days notice
Office G2B	Cherish Social Care	Licence	£2,484	On 30 days notice
Suite A3	Able PDM Holdings Limited	5 years	£15,295	July 2029

**** Note ****

The licence fee for occupiers under licence agreement is inclusive of rent, electricity, water and service charge, but exclusive of VAT.