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## **TO LET – High Specification Serviced Offices**

Silvaco Technology Centre, Compass Point, St Ives, Cambs

**From £500 pcm**

- Serviced Office Suites Available from 13 sq m (137 sq ft)
- All Inclusive Rents (inc. Business Rates)
- Flexible Lease Terms Available from 1 to 5 Years
- Generous Levels of Dedicated Parking
- High Specification inc. Air-Conditioning

**From 12.7 sq m (137 sq ft)**



### Location

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial centre with a population of around 16,500 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores, local retailers and a regular street market.

The town also has a strong commercial base and has become an increasingly significant business location due to its accessibility to the national motorway network via the A14 dual carriageway, which links the East Coast ports to the West Midlands and North West. The area has also benefited from its proximity to Cambridge and has proved a popular choice for companies seeking to relocate from the City, particularly businesses in computers and research and development. There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes into Kings Cross from Huntingdon. The guided bus service from St Ives to Cambridge is now operational and the Park and Ride service is located at Meadow Lane, a short distance from the town centre and St Ives Business Park. The journey time from St Ives to Cambridge Science Park is circa 20 minutes.

### The Property

The Silvaco Technology Centre was constructed in 2003 and occupies a high profile position at Compass Point Business Park in St Ives which has attracted numerous organisations including Huntingdonshire District Council, Magdalene Telecom Ltd, Andros and Cambridgeshire County Council. It is situated at the roundabout junction of the St Ives bypass and Needingworth Road and offers quick access to the A14 with Cambridge approximately twelve miles away.

Set in an impressive landscaped environment and overlooking a lake and fountain, the property is designed as a circular building and is constructed to an exceptional standard. The suites comprise a range of impressive offices with air-conditioning, raised floors, CCTV and door access control system, with the training and conference rooms providing full height glazing. Built around a spectacular atrium, the accommodation is finished to the highest standard with access to the first floor by way of glazed 'wall climber' lift.

Externally ample car parking is provided.

### Accommodation

Offices range in size from a single suite of 12.7 sq m (137 sq ft).

### Facilities

Facilities include CAT II lighting, gas central heating, intruder alarm, kitchen, male and female wc and disabled wc. The office also benefits from fibre optic broadband. Furniture and equipment can also be made available if required. Applicants are invited to discuss their specific requirements with the agent.

### Services

Electricity, oil, water and telephone services are connected to the property.

Interested parties are however advised to satisfy themselves as to the specification and adequacy of service supplies by making their own enquiries to the relevant service providers.

### Lease

Available on new flexible lease terms from 1 to 5 years.

Rent is payable monthly in advance. A two month rental deposit will also be required.

### Terms of Occupation

Enquiries are invited.

The offices are available on flexible short-term tenancy agreements. Parking, electricity, heating, lighting, insurance, business rates and cleaning services will be included. Further information on the inclusive charges and the costs relating to optional facilities is produced in these details.

### Viewing & Further Information

Strictly by appointment with the sole letting agent:

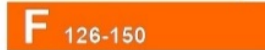
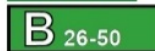
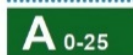
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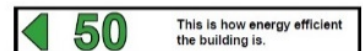
### EPC

More energy efficient



Less energy efficient

Net zero CO<sub>2</sub> emissions





**Schedule of Items and Services Included/Not Included In Occupation Fee**

|   |                       |
|---|-----------------------|
| Rent  | Included              |
| Business Rates                                  | Included              |
| External Repairs                                | Included              |
| Building Insurance                              | Included              |
| Cleaning of Common Parts                        | Included              |
| Heating   | Included              |
| Lighting  | Included              |
| Electricity                                     | Included              |
| Communal Facilities (Lifts/Toilets/Kitchenette) | Included              |
| Car Parking                                     | Included              |
| Conference Rooms*                               | £50/hr                |
| Training Rooms                                  | £50/hr                |
| Telephone Lines and Handsets                    | £55/quarter per line* |
| Broadband                                       | Tenant to Install     |
| Furniture                                       | By Negotiation        |
| Storage   | As Available          |

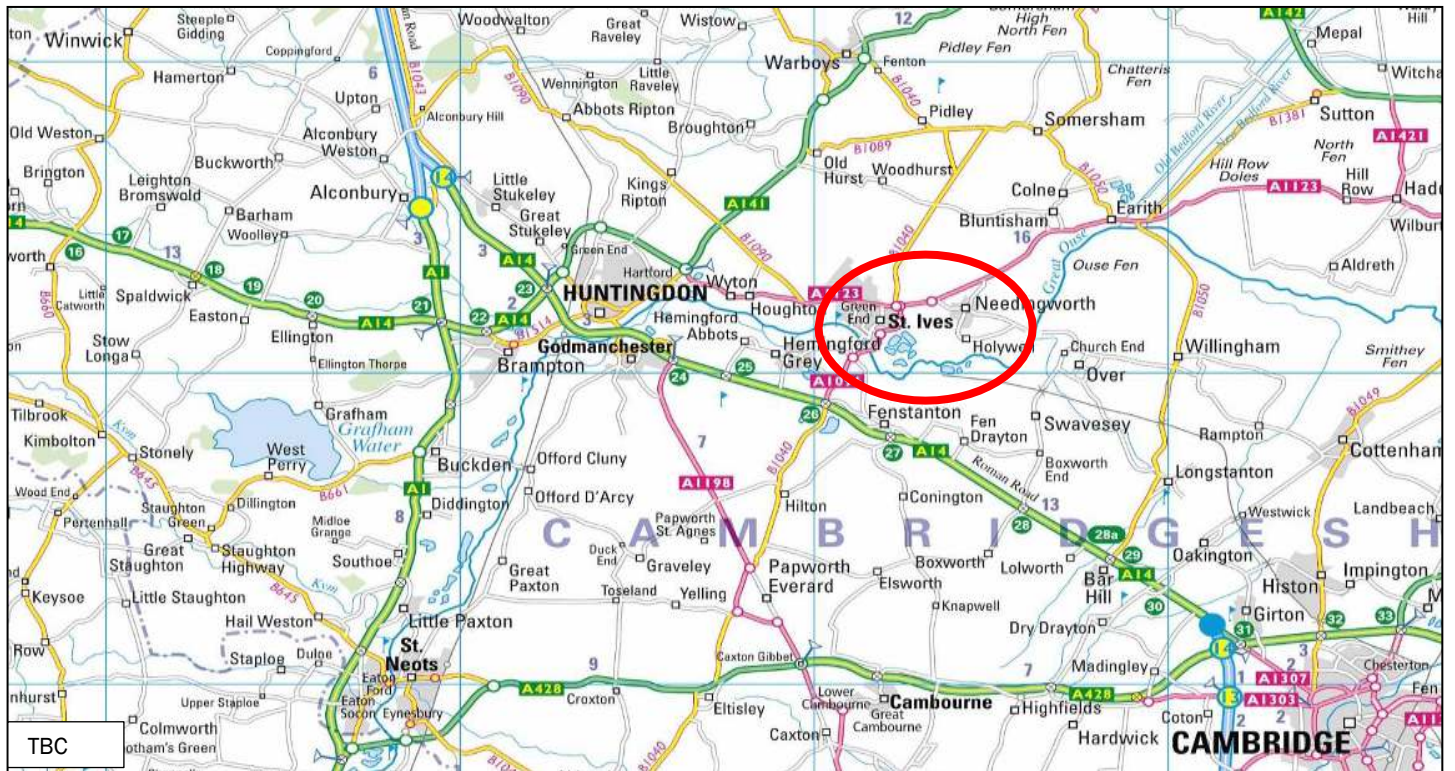
**\* Excludes Video Conferencing but Includes Conference Phone**



Atrium with Glass Wallclimber Lift



High Quality Finishes Throughout



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