

01480 479072 | anne.mcglinchey@brown-co.com



## **TO LET**

22a The Broadway, St Ives, Cambs, PE27 5BN

**GUIDE RENT: £18,500 Per Annum**

- Refurbished First and Second Floor Office Space within a Grade II Listed Building
- First Floor – 80.08 sq m (862 sq ft); Second Floor – 56.11 sq m (604 sq ft)
- Total – 136.20 sq m (1,466 sq ft)
- Located in St Ives Town Centre
- Offices to Let as a Whole or on a Floor by Floor Basis
- Guided Busway Service from St Ives to Cambridge
- Available Immediately



## 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 property comprises of first and second floor office space with meeting room, a kitchen/diner and toilet/shower facilities at first floor. The second floor space is accessed by an internal staircase with open plan offices, albeit with restricted head height. There is an executive office suite (currently used as a bedroom) with an-suite shower room and WC.

Facilities and amenities include LED lighting, good natural lighting, carpeting, wall mounted electric heating and blinds to the windows.

The offices are capable of being let either as a whole or on a floor by floor basis.

## Car Parking

On street car parking is available. Long stay car parking is available at Cattle Market on Station Road and West Street. Season tickets are available from Huntingdonshire District Council on 01480 385168.

## Accommodation

### First Floor

Open Plan Office	50.45 sq m	(543 sq ft)
Kitchen/Diner	16.17 sq m	(174 sq ft)
Meeting Room	13.47 sq m	(145 sq ft)

### Second Floor

Executive Office Suite	17.28 sq m	(186 sq ft)
Open Plan Offices	<u>38.83 sq m</u>	<u>(418 sq ft)</u>
Total Floor Area	<u>136.20 sq m</u>	<u>(1,466 sq ft)</u>

## Planning

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

## Services

All mains services are available and connected to the premises. Drainage is to the mains sewers. Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

## Terms

The property is offered on a new full repairing and insuring lease on terms to be agreed.

## Rent

**Guide Rent: £18,500 per annum** exclusive of all outgoings and payable quarterly in advance by Bankers' Standing Order.

## VAT

VAT is payable on the rent.

## Service Charge

The tenant is required to contribute towards the costs of buildings insurance and communal repairs and maintenance. (For budget purposes only, this is 50% of the overall Service Charge equating to £350 plus VAT per quarter).

## Rates

2023 Rateable Value: £12,000  
 2023/2024 Rate Poundage 49.9 p/£  
 (Note: Transitional Relief/Charge may apply)

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

D Rating

## Viewing

Strictly by appointment through the letting agents:

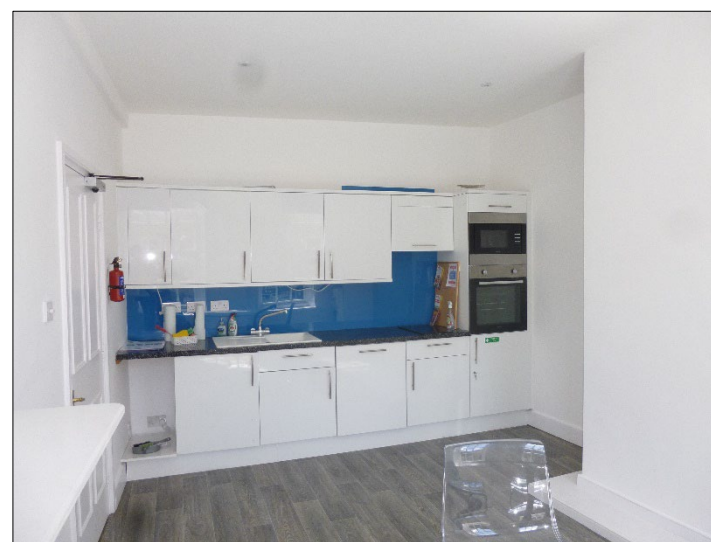
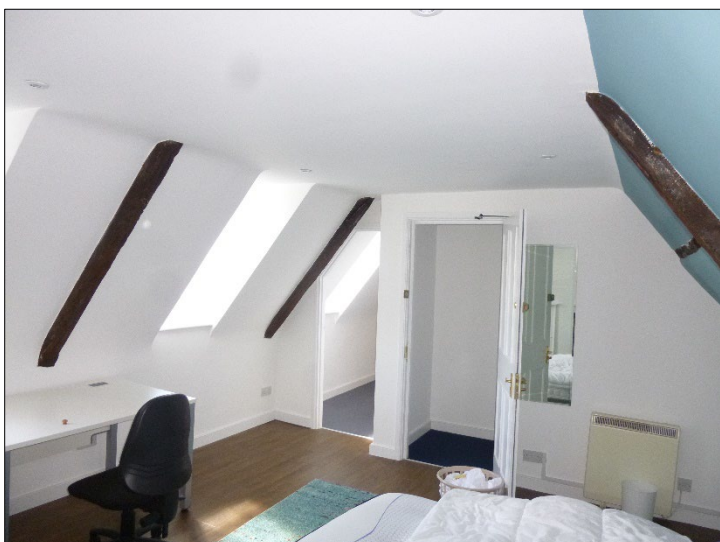
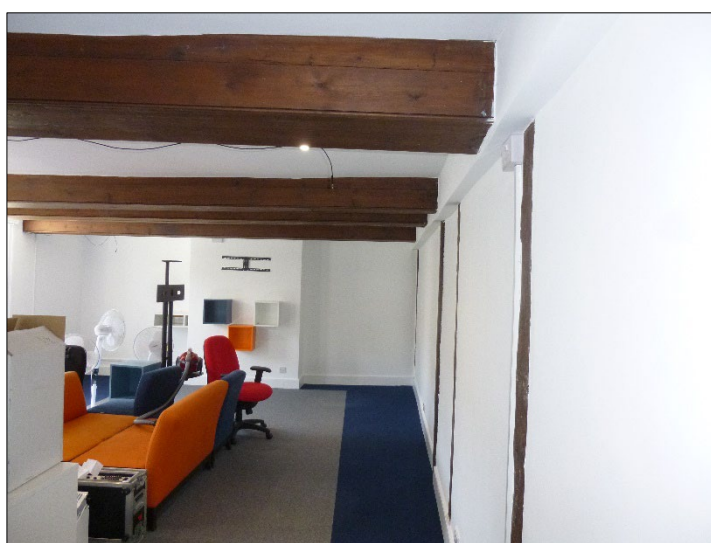
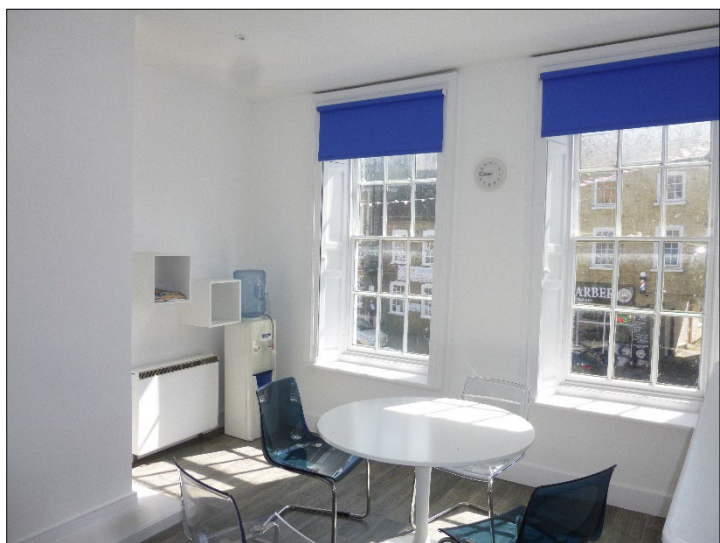
### **Brown & Co**

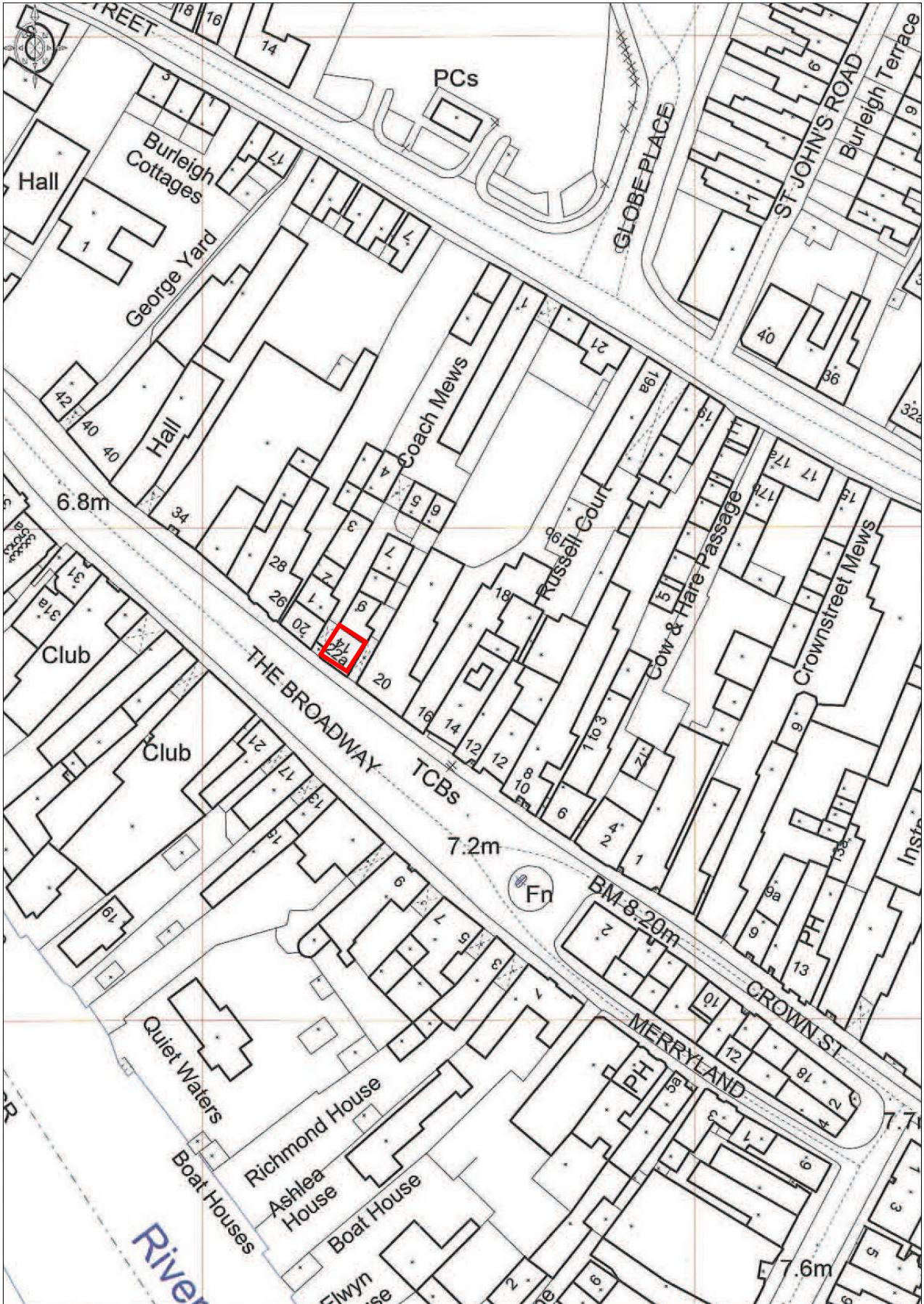
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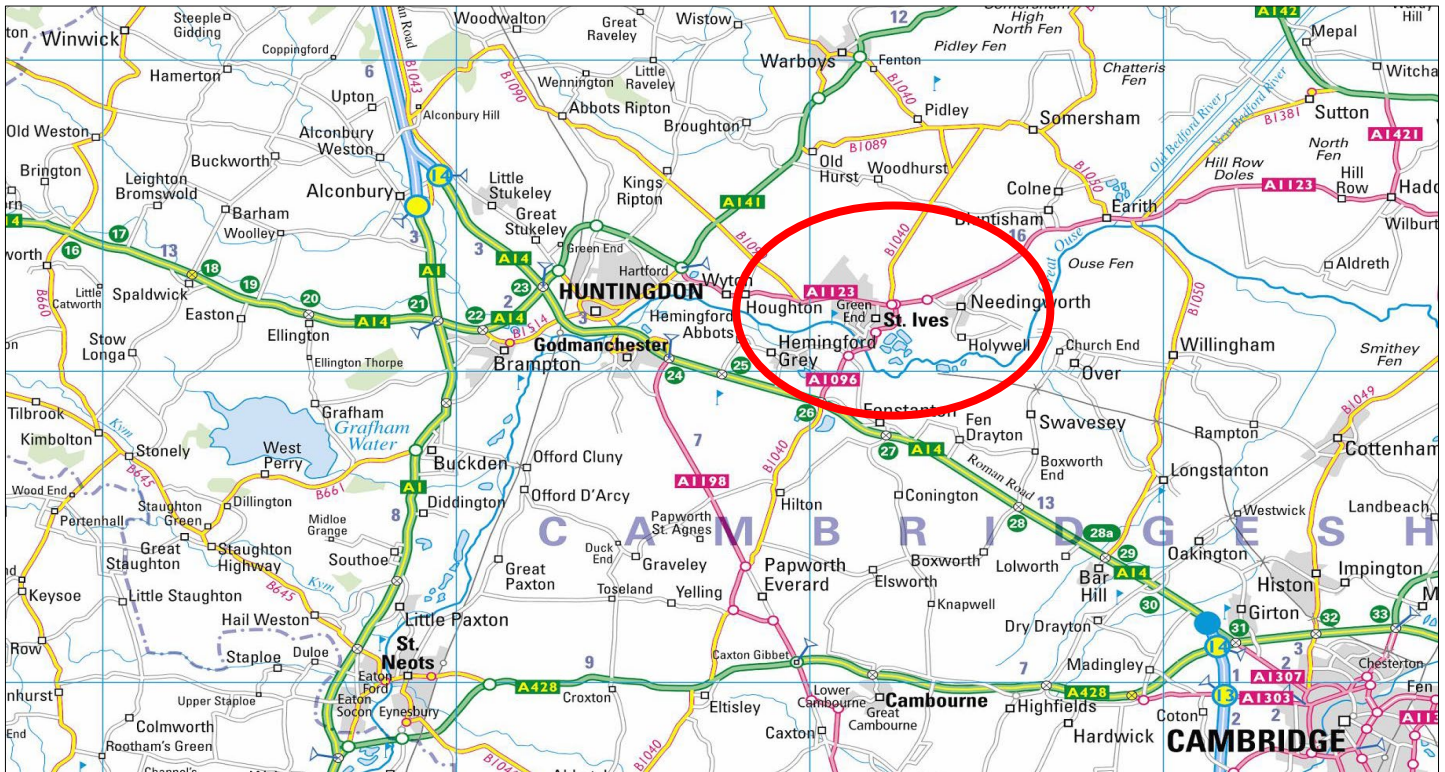
Anne McGlinchey

Tel: 01480 479072

Email: anne.mcglinchey@brown-co.com







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