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## **TO LET (Warehouse/Office Space)**

4 Edison Road, St Ives, Cambs, PE27 3LF

**GUIDE RENTS: Warehouse - £8 PSF**

- Warehouse which has been Subdivided into 4 Units
- Unit A - 481 sq m (5,176 sq ft) (LET); Unit B - 299 sq m (3,218 sq ft); Unit C - 309 sq m (3,335 sq ft) Approx.
- Unit D - Office Space - 64 sq m (689 sq ft) Approx (LET)
- Prominent Position in Established Industrial Area
- Car Parking/Yard
- 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 20,000 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 busway 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. The journey time from St Ives to Cambridge Science Park is circa 20 minutes.

## The Property

The property comprises of a brick built warehouse which has been split into 4 units. Units A, B and C is warehouse space and Unit D is office space. Two car parking spaces will be allocated to the Office space.

Externally the property provides circa 10 car parking spaces with good frontage onto Edison Road.

## Accommodation

Unit A (LET)	481 sq m	5,176 sq ft
Unit B	299 sq m	3,218 sq ft
Unit C	309 sq m	3,335 sq ft
Unit D (LET)	64 sq m	689 sq ft

## Planning

It is believed the property has planning permission for Classes E, B2 and B8 uses of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties should make their own enquiries of the Local Authority to satisfy themselves as to the suitability of the current planning consent for their proposed use.

## Services

Single and 3 phase electricity, water and telecom services are connected to the property. Drainage is to the main sewers.

Interested parties should however satisfy themselves as to the availability and adequacy of service supplies to the property.

## Terms

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

## Rent

**Warehouse - Guide Rent: £8 psf**

Exclusive of all outgoings and payable quarterly in advance by Bankers' Standing Order.

## VAT

It is understood that VAT is payable.

## Rates

2023 Rateable Value: TBC  
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

Pending.

## Viewing

Strictly by appointment through the letting agents:

### Brown & Co

The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL

Phil Cottingham

Tel: 01480 213811

Email: phil.cottingham@brown-co.com

Anne McGlinchey

Tel: 01480 479072

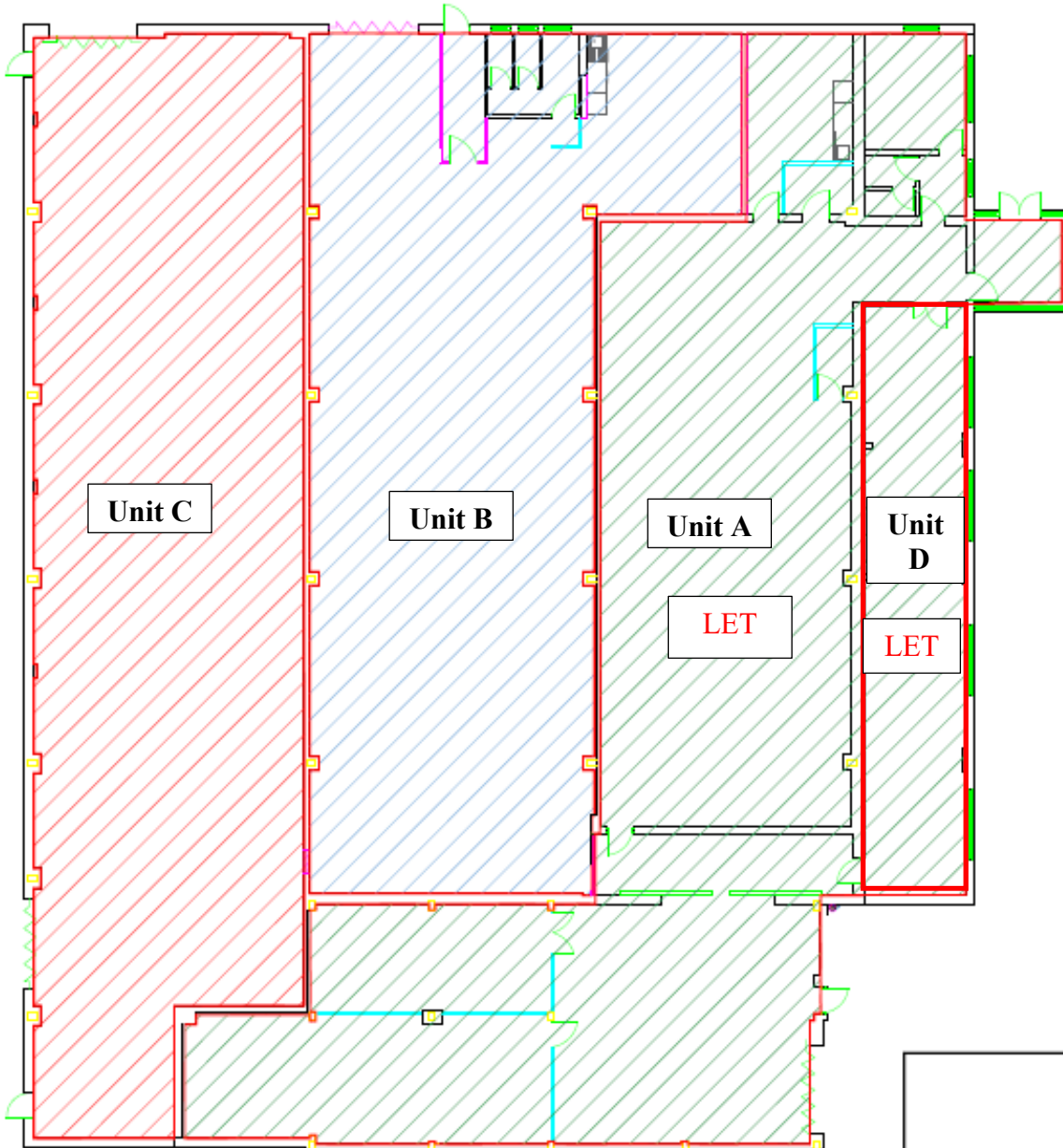
Email: anne.mcglinchey@brown-co.com



UNIT C - GIA  
309.85m<sup>2</sup> 3335 ft<sup>2</sup>

UNIT B - GIA  
299m<sup>2</sup> 3218.4 ft<sup>2</sup>

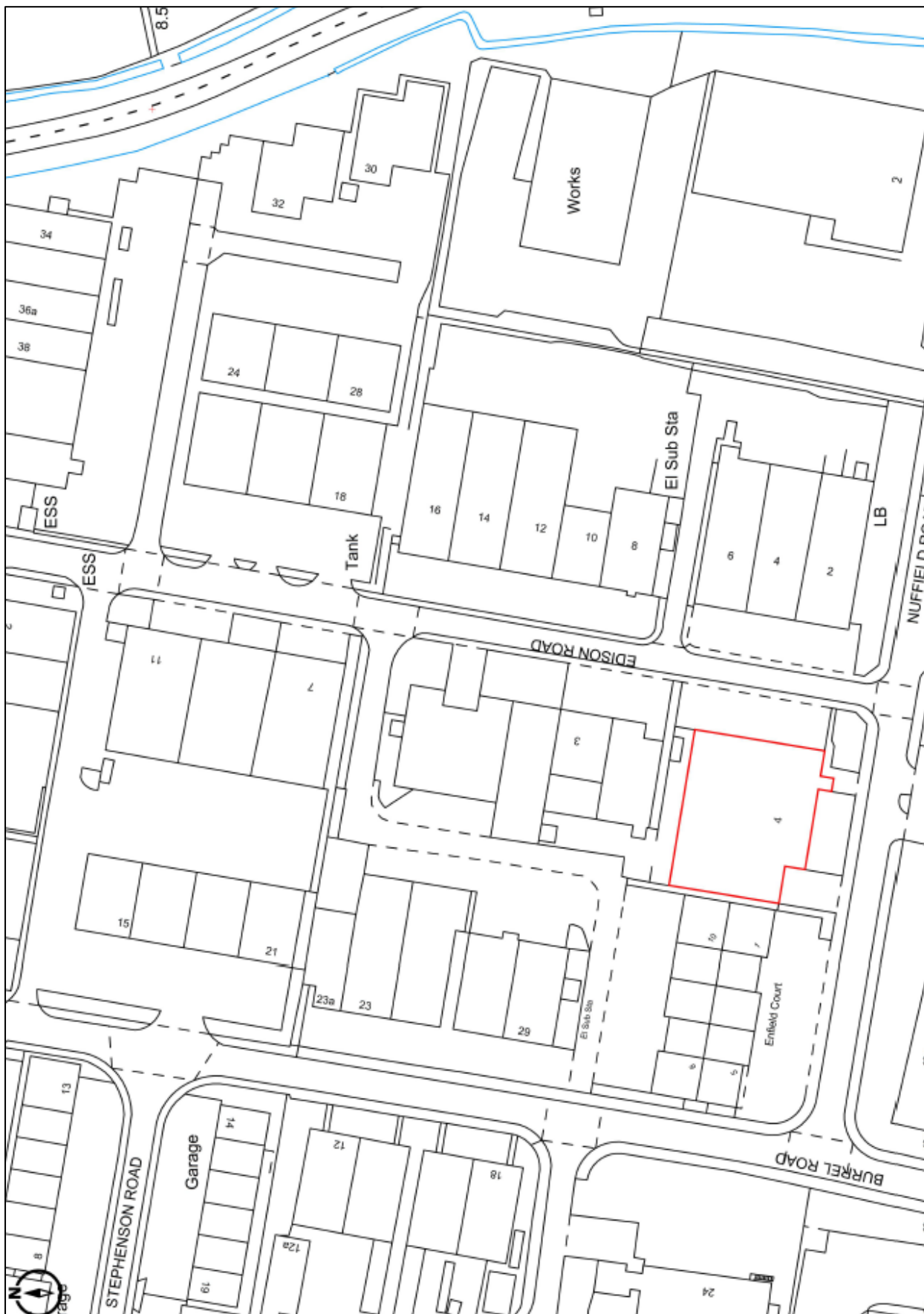
UNIT A - GIA 481m<sup>2</sup>  
5176 ft<sup>2</sup>



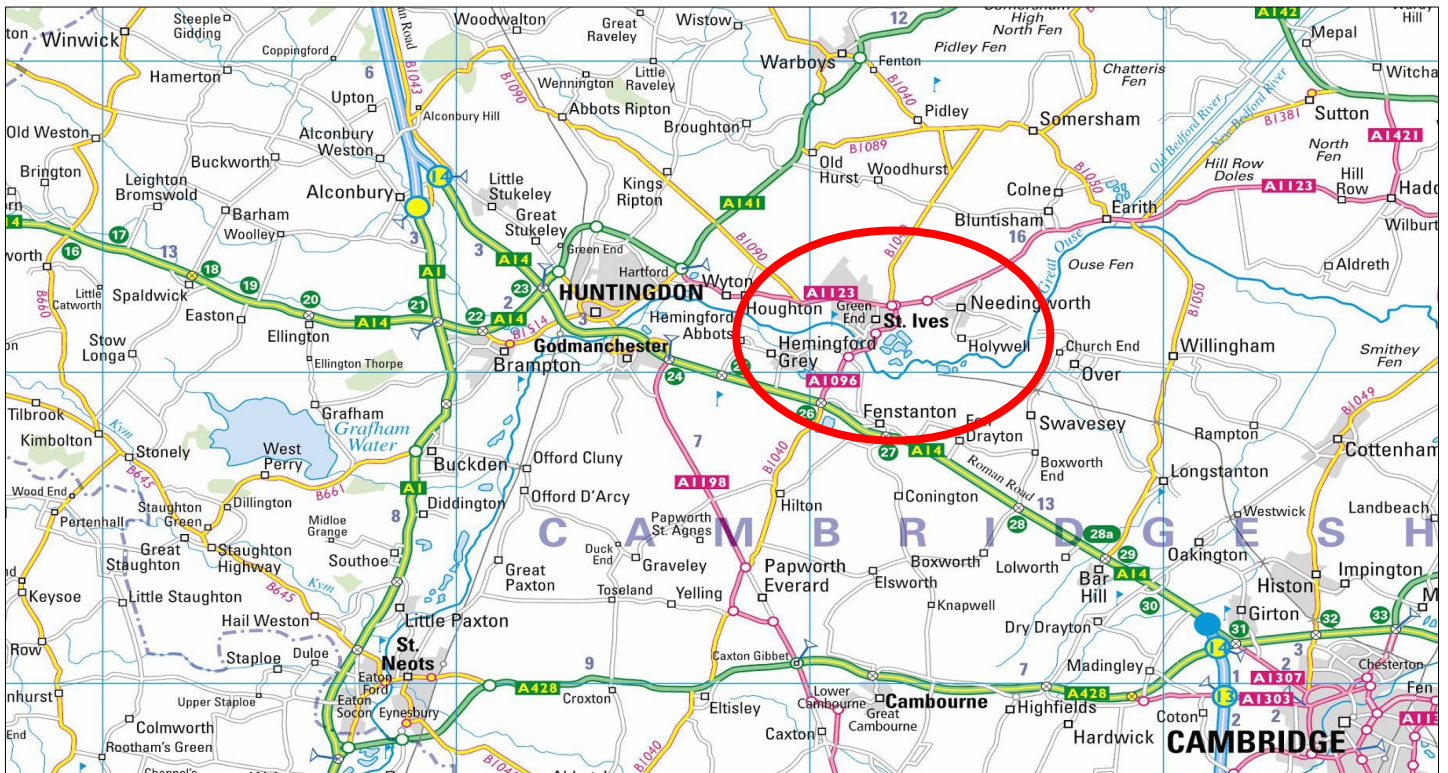
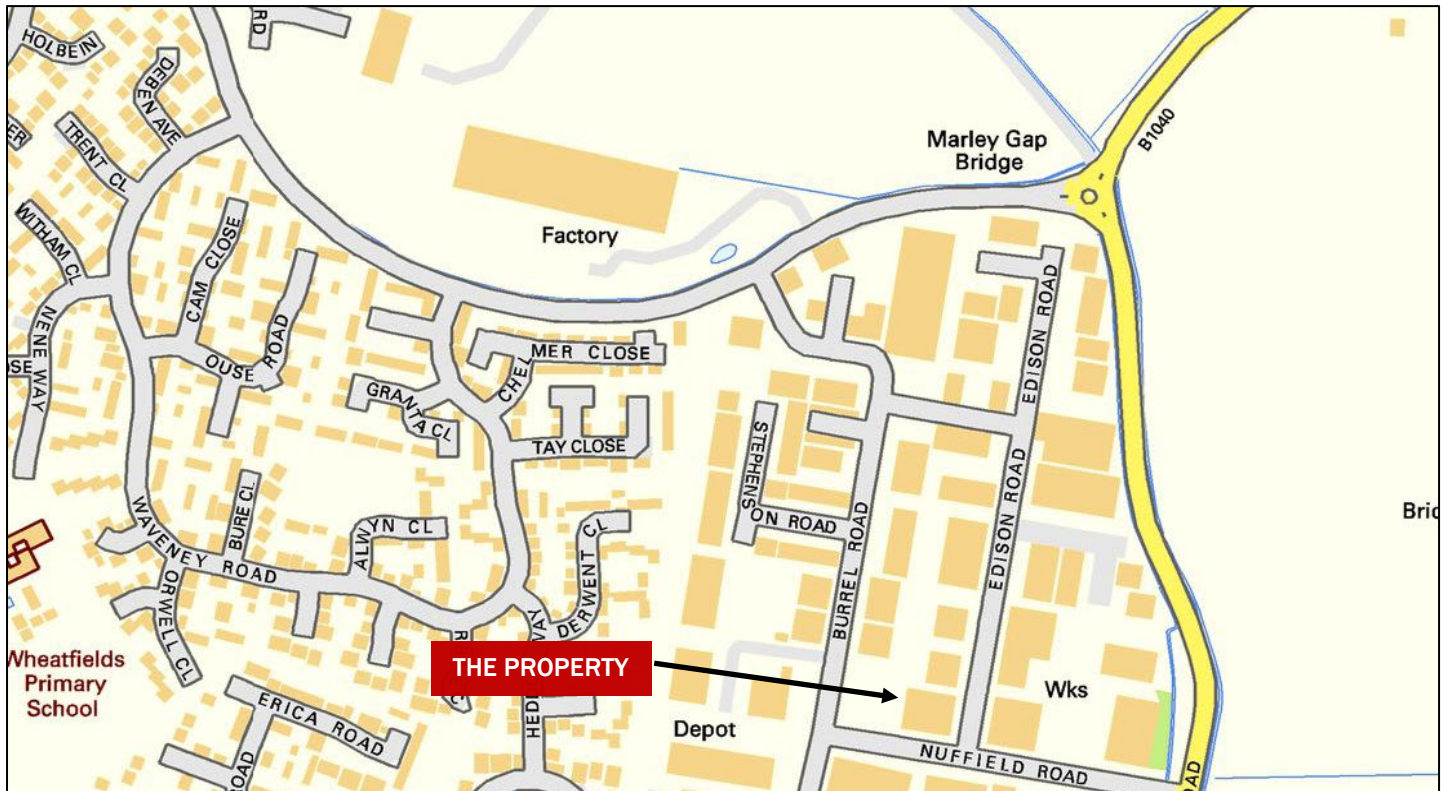
PROPOSED NEW UNIT CONFIGURATION

Project: 4 Nuffield Road St Ives PE27 3LX	
Title: Proposed Units/ Sub-Division	
Project No:	Date: 08/08/22
Drawing No: DWG001	Rev:
Scale: 1:100 @ A1	

LAYOUT PLAN







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