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## TO LET

Unit 1, Ground Floor, Magellan House, Compass Point Business Park, St Ives, Cambs, PE27 5JL

**GUIDE RENT: £18,000 Per Annum**

- Ground Floor Office Suite
- 124 sq m (1,335 sq ft) Approx
- Established Business Park Location
- 7 Car Parking Spaces
- A14 - 2 Miles
- Cambridge - 14 Miles; Huntingdon - 5 Miles; Peterborough - 20 Miles

**Location**

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 12 miles north west of Cambridge, 5 miles east of 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. There is a guided bus service from St Ives to Cambridge 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 subject property comprises a ground floor open plan office within a semi-detached two storey office building. The space can be partitioned at the ingoing tenant's expense.

Facilities include suspended ceilings with recessed lighting, vertical blinds, comfort cooling, alarm system and kitchenette. There is a communal WC at ground level.

The property benefits from 7 car parking spaces.

**Accommodation**

The property provides the following area –

124 sq m (1,335 sq ft) approx.

**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**

It is understood that electricity, water and telecoms are connected to the premises with drainage to the main 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 office suite is available to let on a new full repairing and insuring lease on terms to be agreed.

**Rent**

**Guide Rent: £18,000 per annum exclusive.**

**VAT**

VAT is payable at the applicable rate.

**Service Charge**

The tenant will be required to contribute towards Compass Point Management (Estate) service charge, annual alarm maintenance, annual fire extinguisher servicing, annual access control and emergency lighting servicing, waste disposal and external window cleaning.

**Business Rates**

2023 Rateable Value: £19,000  
 2024/2025 Rate Pounding 49.9p/£  
 (Note: Transitional Relief/Charge may apply)

**Viewing**

Strictly by appointment through the letting agents:

**Brown & Co**

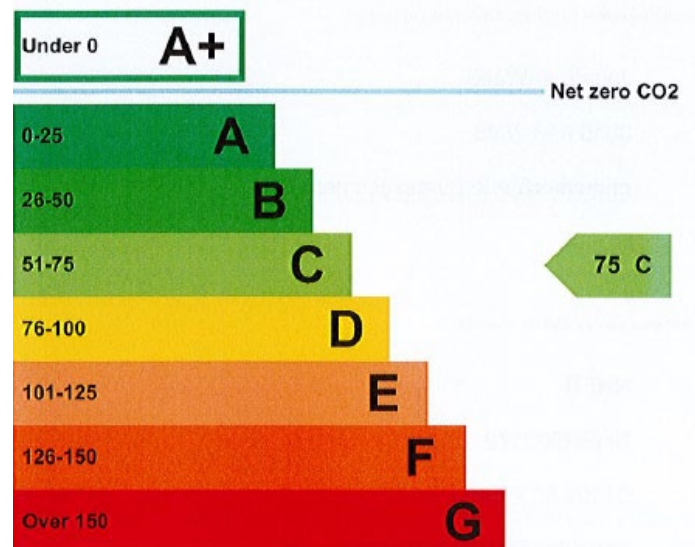
The Fairways Wyboston Lakes Wyboston Beds, MK44 3AL

Anne McGlinchey

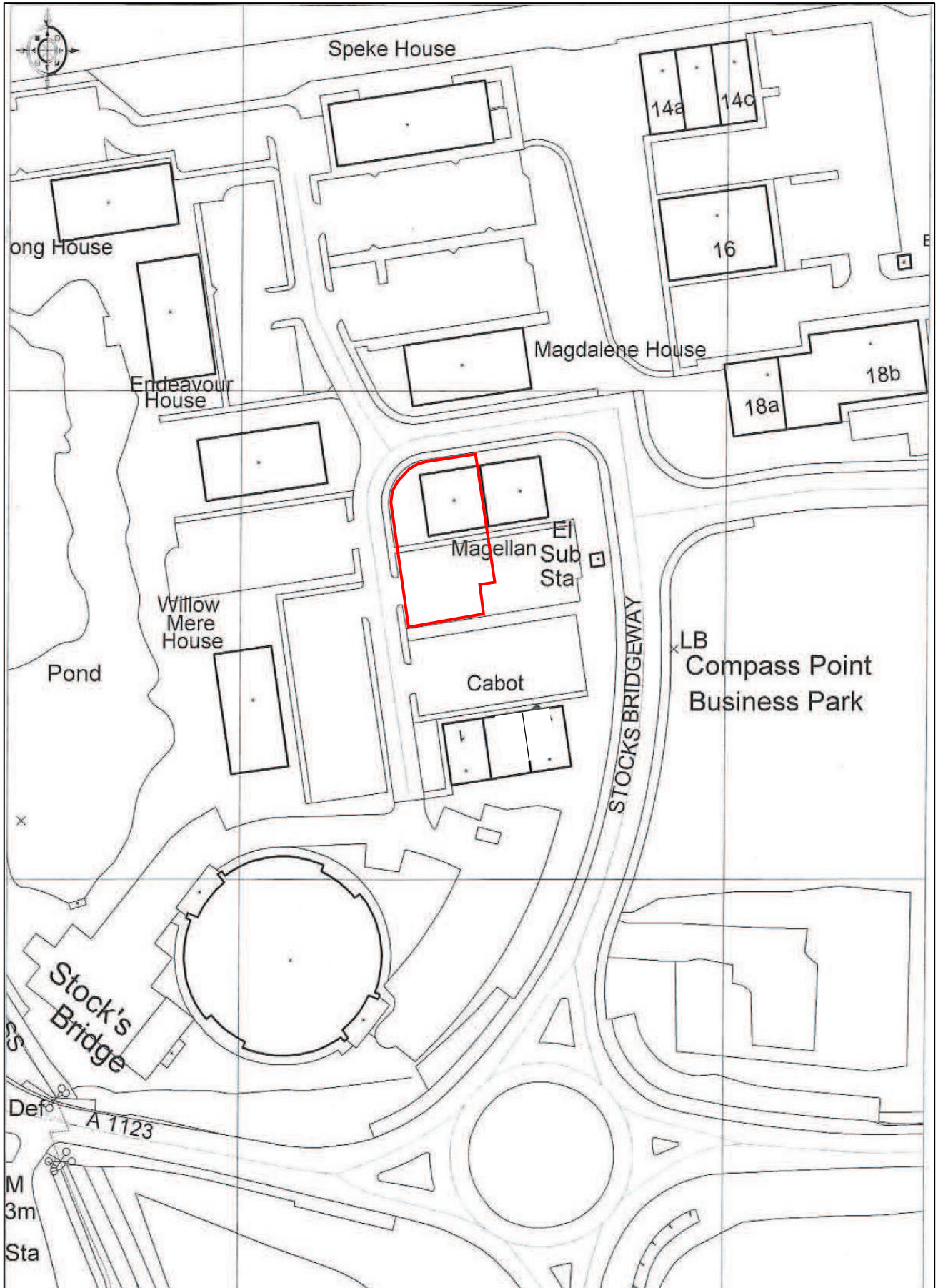
Tel: 01480 479072

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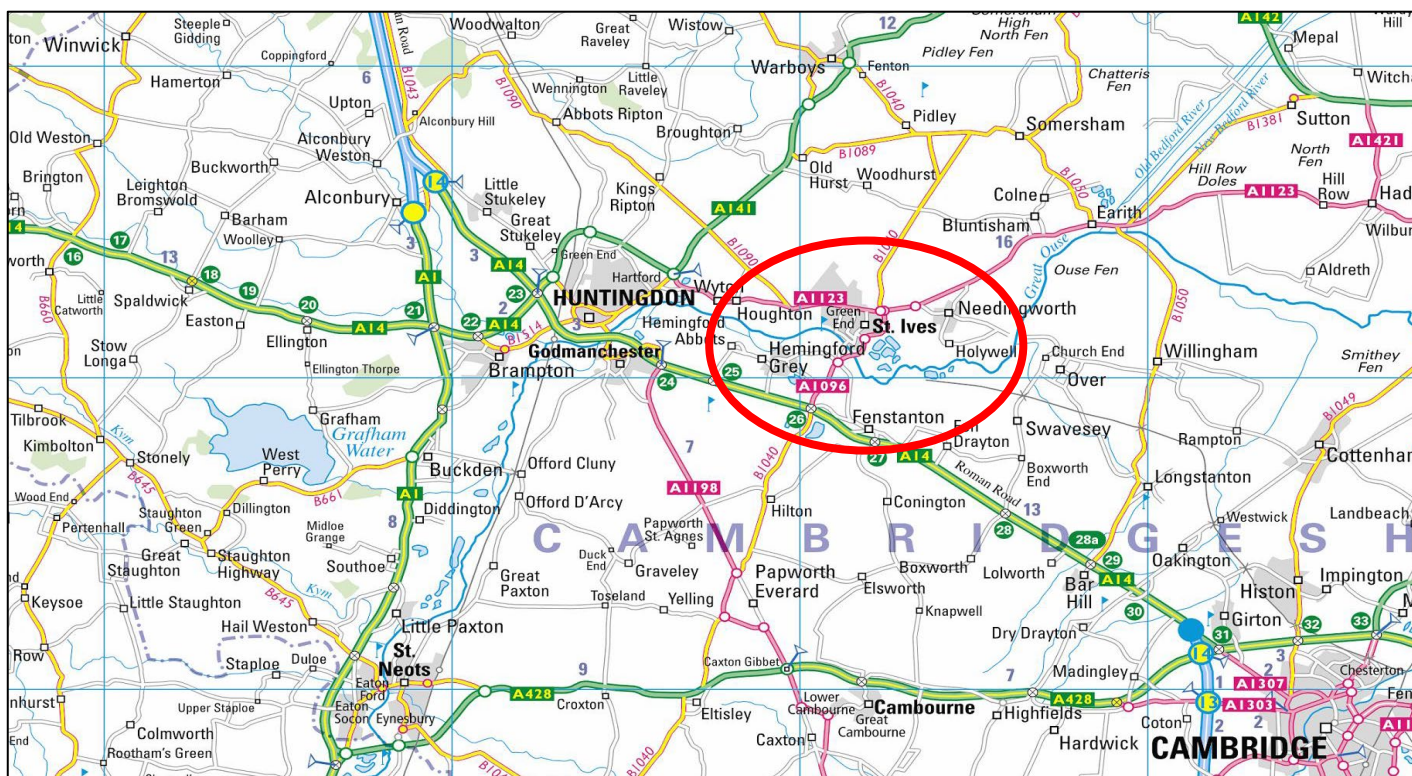
**EPC**











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