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TO LET (Two Office Suites Remaining)

Suites 5 and 6, Orchard House, Tebbutts Road, St Neots, Cambs, PE19 1AW

RENT: £10 Per Sq Ft

- Suite 5 – 83 sq m (900 sq ft); Suite 6 – 116 sq m (1,248 sq ft) Approx
- Office Suites can be Sub-Divided into Smaller Office Space
- Town Centre Position
- Located Close to Public Car Parks
- Available Immediately

Location

St Neots is a rapidly expanding town located on the banks of the River Great Ouse with a population of well over 30,000 residents. Adjoining and nearby settlements such as Little Paxton, increase the population figure to c. 40,000 and there is a significant retail catchment beyond the immediate area.

Benefiting from its rail links to London Kings Cross (typical journey time of 45-55 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford M1 - Milton Keynes route. The opening of the A14 and A428 dual carriageways have significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face, Marks & Spencer Simply Food and Waterstones. There are a range of interesting smaller retailers and St Neots also benefits from a six-screen cinema (Cineworld) and numerous restaurants.

The Property

Orchard House is a brick built three storey office building with reinforced concrete floors and pitched tiled roof.

Suite 5 is open plan and Suite 6 is open plan with a large meeting room.

Both Suites 5 and 6 can be sub-divided into smaller office space. Please discuss your requirement with the Agents.

Facilities include double glazed windows, gas fired heating, air-conditioning, fluorescent lighting, carpeted floors and shared use of male and female wc's and kitchenette.

Accommodation

Second Floor

Suite 5	83 sq m	(900 sq ft)
Suite 6	116 q m	(1,248 sq ft)

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 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 suites are offered as a whole or on an individual basis on new full repairing and insuring leases on terms to be agreed.

Guide Rent

£10 per sq ft per annum exclusive and payable quarterly in advance by Bankers' Standing Order.

VAT

VAT is payable at the prevailing rate.

Service Charge

The Tenant will be required to contribute towards the apportioned costs of electricity, gas, water, cleaning and maintenance of common areas.

Suite 5 – 16.2% of overall charge equating to £4300 plus VAT per annum.

Suite 6 – 20.64% of overall charge equating to £5500 plus VAT per annum.

If the suites are divided into smaller office space, the Service Charge is to be recalculated.

Rates

2023 Rateable Value:
 Suite 5 - £8,000; Suite 6 - £10,500
 2023/2024 Rate Poundage 49.9p/£
 (Note: Transitional Relief/Charge may apply)

Viewing

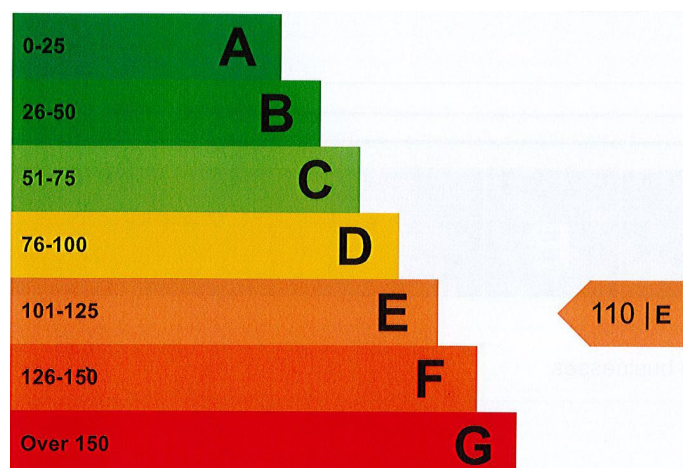
Strictly by appointment through the sole letting agent:

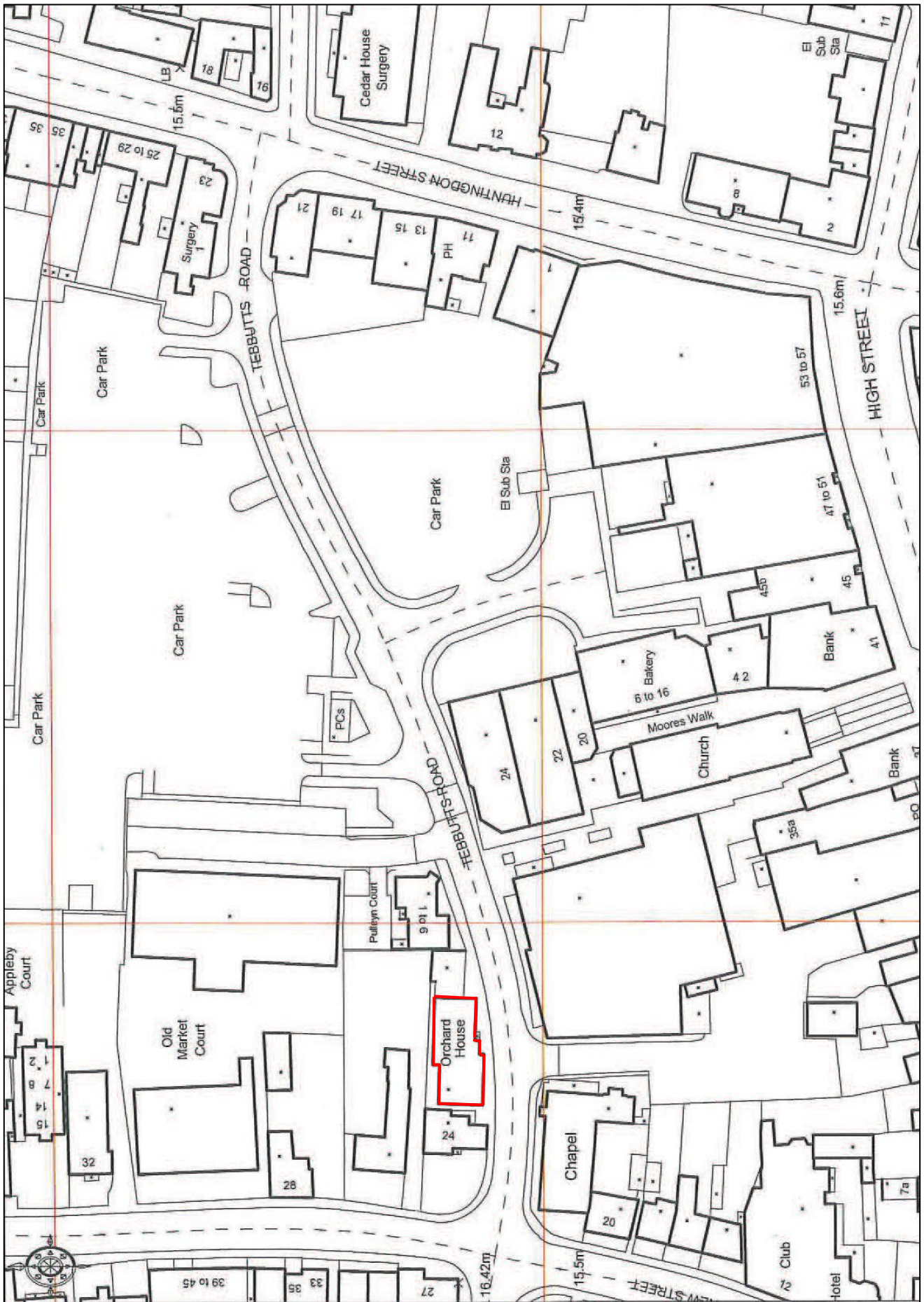
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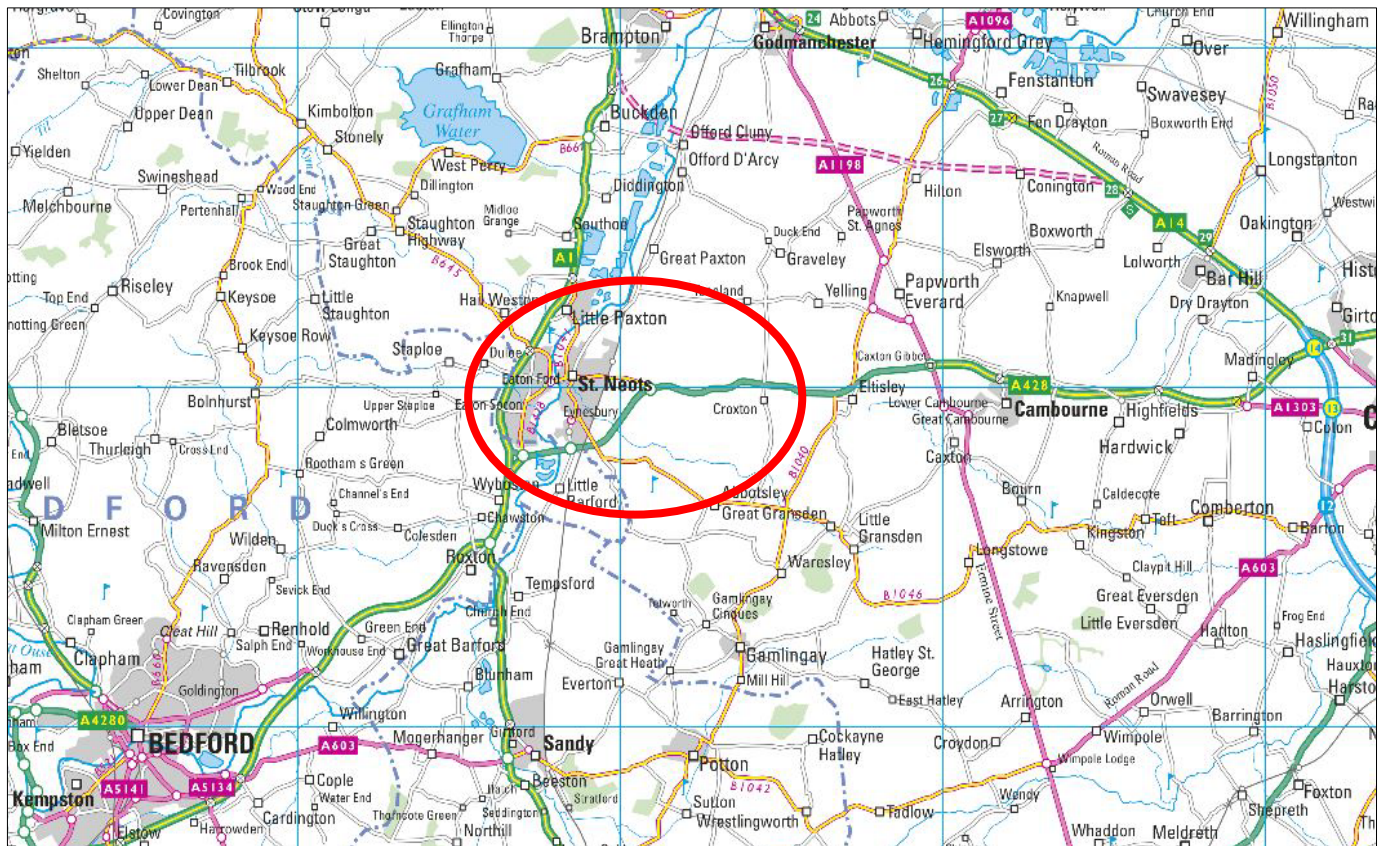
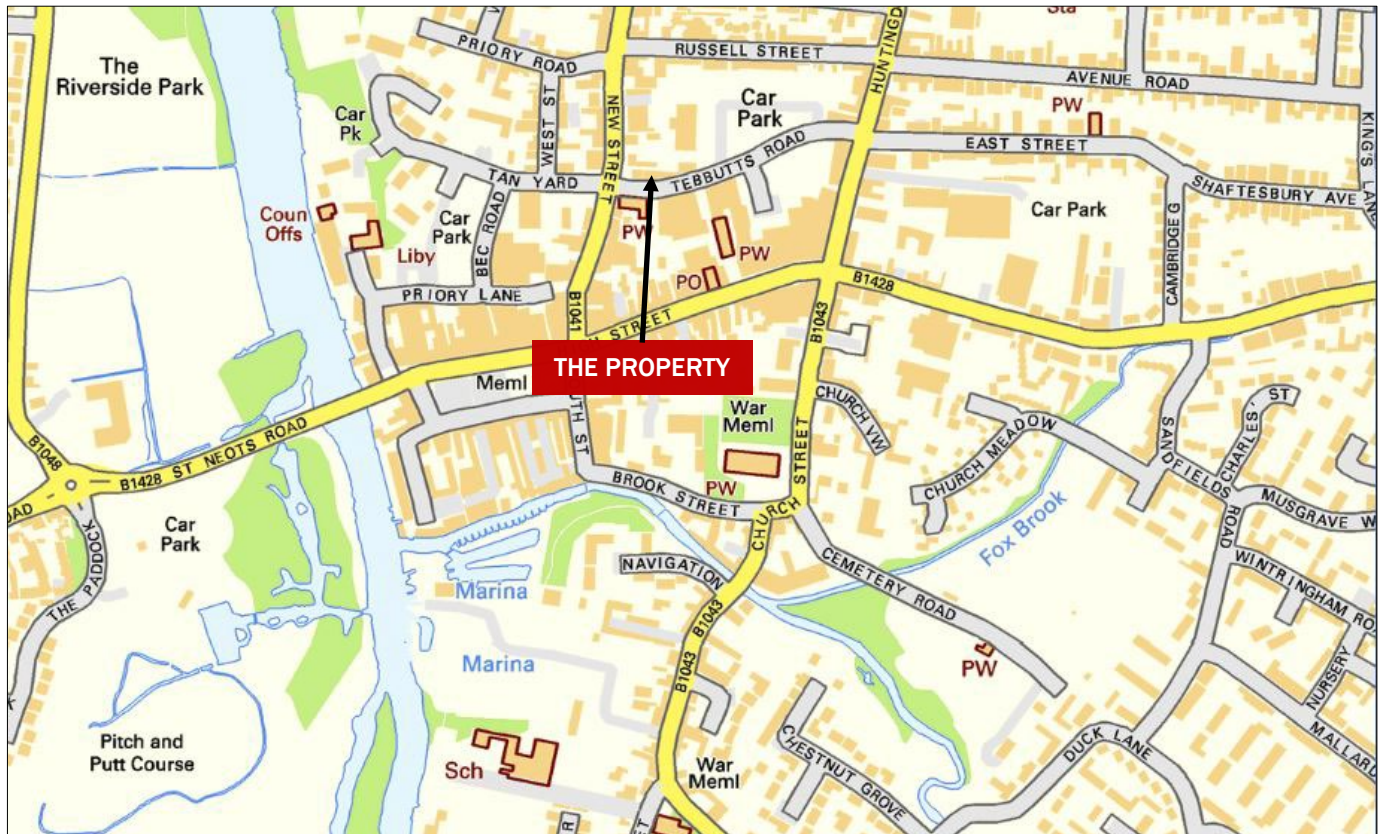
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EPC Rating







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