

01480 451578

eddisons.com

Office - TO LET

Eddisons

Incorporating Barker Storey Matthews



ZION BUILDING, PARK STREET, CHATTERIS, CAMBS PE16 6AE

Rent: £19,560 per annum

Size: 181.71 sq m (1,956 sq ft)

- Incentives Available
- Attractive and Individual Building with on-site parking
- Good quality floor space
- High Speed Broadband Available

LOCATION

Chatteris is situated approximately midway between Cambridge and Peterborough in a rural part of Cambridgeshire. The town has a population of approximately 8,800 and is at the junction of the A141 from Huntingdon and A142 road approximately 12 miles west of Ely.

The property is located in central Chatteris in a prominent location off Park Street which itself connects with Market Hill and Park Street. The site allows for good access to the nearby A142.



DESCRIPTION

The property comprises of a three storey fully refurbished and converted chapel. The property was renovated by the current owners who will remain in occupation of the second floor. Access to the ground and first floor accommodation is via an attractive and full height reception area. The ground floor space is now let.

Each floor has its own kitchen and WCs. The building is centrally heated and the office specification includes suspended ceilings and carpeting. We are informed by the owners that High Speed Broadband is available. The precise capacity of this should be checked by the incoming tenant prior to lease.

To the front of the site is a self-contained car park which a number of spaces would be offered by negotiation depending upon the extent of floor space taken.



ACCOMMODATION

First Floor

Kitchen

Male & Female WC

Various offices accessed through a central corridor

Large rear storage/office room

Net Internal Area - 181.82 sq m (1,956 sq ft)

IPMS3 Area - 181.82 sq m (1,956 sq ft)

All measurements above are approximate.

BUSINESS RATES

From enquiries made of the Valuation Office Website the property has a Rateable Value of:

First Floor: £14,500

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

For more information, visit eddisons.com
T: 01480 451578

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

£19,560 pax (£10 per sq ft).

The above rentals are plus VAT. Rent is to be paid quarterly in advance upon the usual quarter days.

LEASE TERMS

Full repairing and insuring lease, term and conditions by negotiation.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation of the new lease documentation.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas, insurance, services, boiler, alarm and lift maintenance, and cleaning and general maintenance. Further details are available from the owners.

EPC

The property has an EPC of C (67). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs, PE29 3YH
Contact: Richard Adam
richard.adam@eddisons.com
(01480) 451578

811.179995 240201

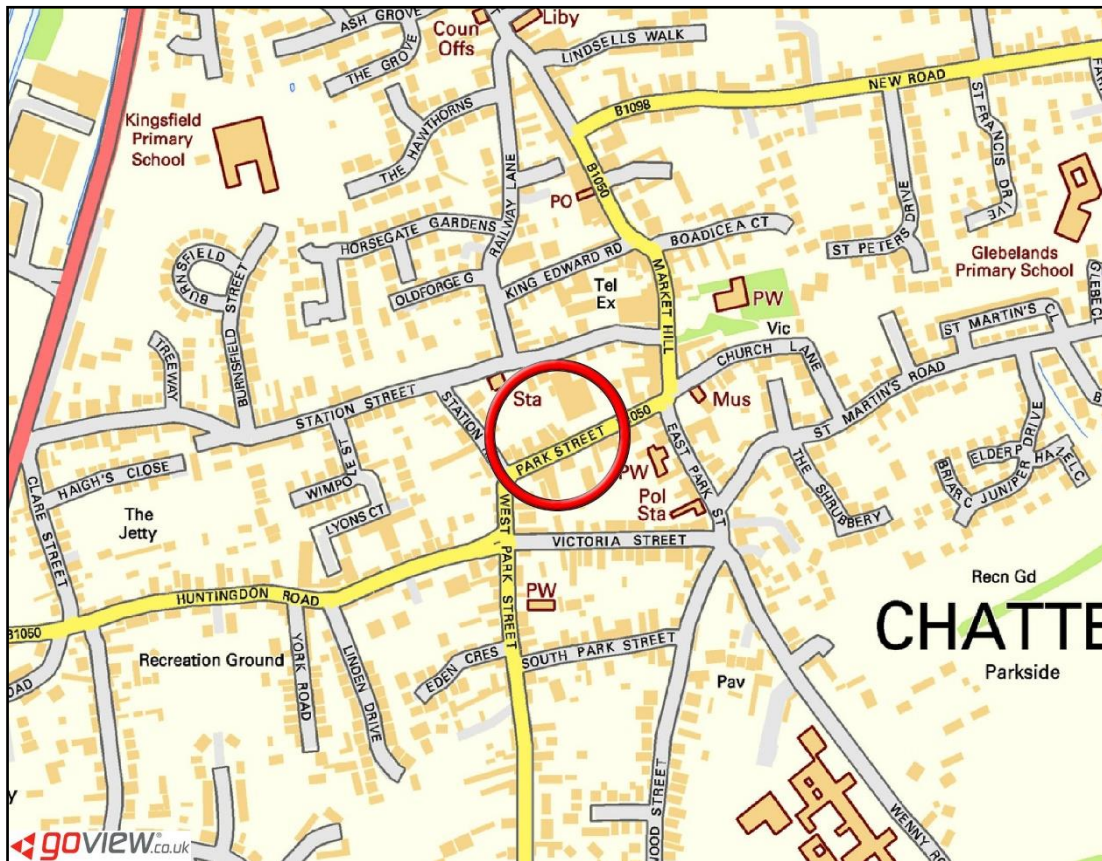
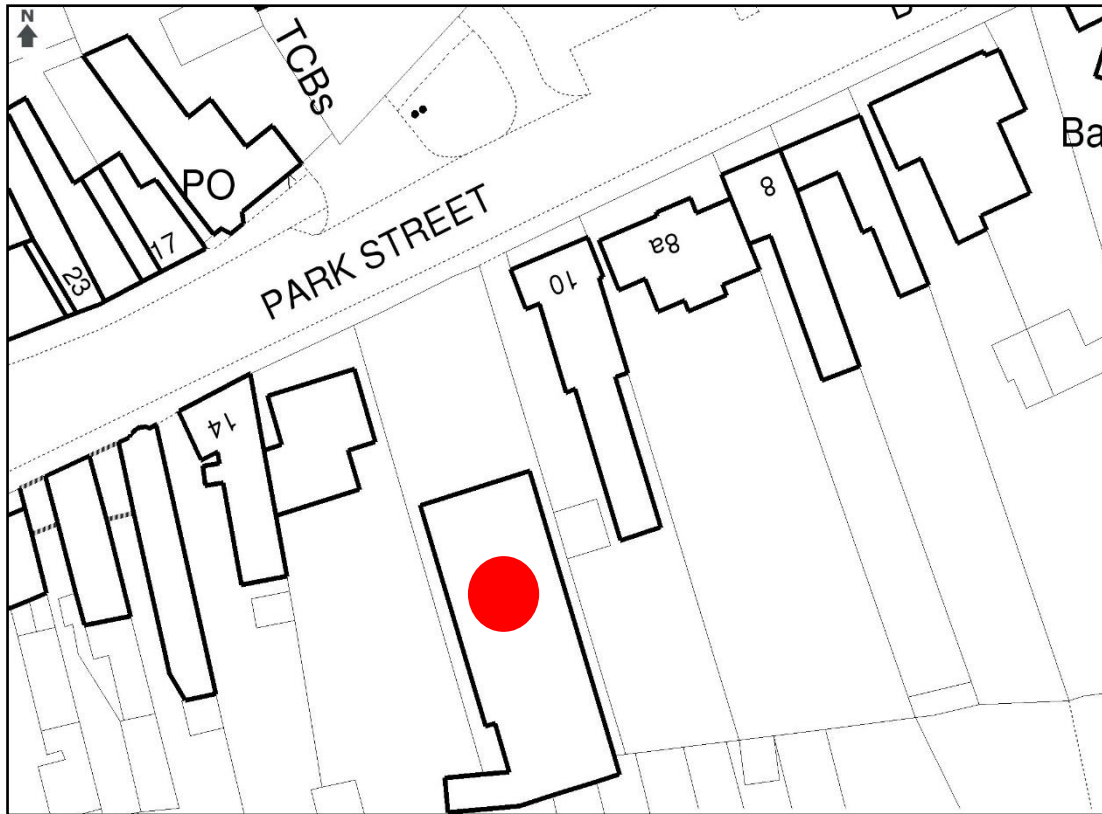
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