

01480 451578

eddisons.com

Offices - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**FLEXIBLE OFFICES, 3 HOWARD ROAD, EATON SOCON  
ST. NEOTS, CAMBRIDGESHIRE PE19 8ET**

**Rent: On Application**

- Extensive on-site car parking
- Air conditioning
- Flexible lease terms
- Good Access to A1

**Sizes from: 15sq m to 465 sq m (165  
sq ft to 5,000 sq ft)**

## LOCATION

The market town of St Neots has a population of about 26,000 and lies 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 passes the town providing excellent north-south communications, and the A14/A1 link lies 8 miles to the north. There is a main line railway station with a frequent service to London (Kings Cross).

The property is prominently situated within the Howard Road Trading Estate, a short distance from the junction of the A428 / A1 providing good access to both Cambridge and Bedford as well as North and South. Howard Road is a popular and well-established trading estate with both local and regional employers.



## DESCRIPTION

3 Howard Road provides modern, air conditioned offices over three floors.

The ground floor comprises entrance lobby with a dedicated reception, open plan stairs to the upper floors. There is a separate passenger lift to the first floor.

The first floor comprises three flexible office suites, available either separately or combined which can be configured to meet occupier requirements. On the second floor is a self-contained office suite and two substantial storerooms which can be made available to occupiers.

The offices benefit from separate male and female WC facilities and kitchens.

## AMENITIES

- Extensive on-site car parking
- Phone/Data connections available
- Meeting Rooms
- Locker Rooms
- Furniture available
- Security intruder alarm
- CCTV security

## SERVICES

Mains electricity, water, gas and drainage are available to the premises. Interested parties are advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## BUSINESS RATES

Rates will be assessed based on occupier requirements.

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. 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

Rent upon application.

For more information, visit [eddisons.com](http://eddisons.com)  
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### 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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## VAT

VAT will be payable on the rent.

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## LEASE TERMS

The premises are available by way of flexible leases on terms to be agreed. A range of options for the division of the building will be considered to meet occupier requirements.

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## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with a letting.

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## SERVICE CHARGE

There will be a service charge to cover building insurance, maintenance and service costs and cleaning of the common areas.

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## EPC

The property has an EPC of D (96). A copy of the EPC is available on our website.

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## VIEWING

Strictly by appointment with the sole agents:-

Eddisons



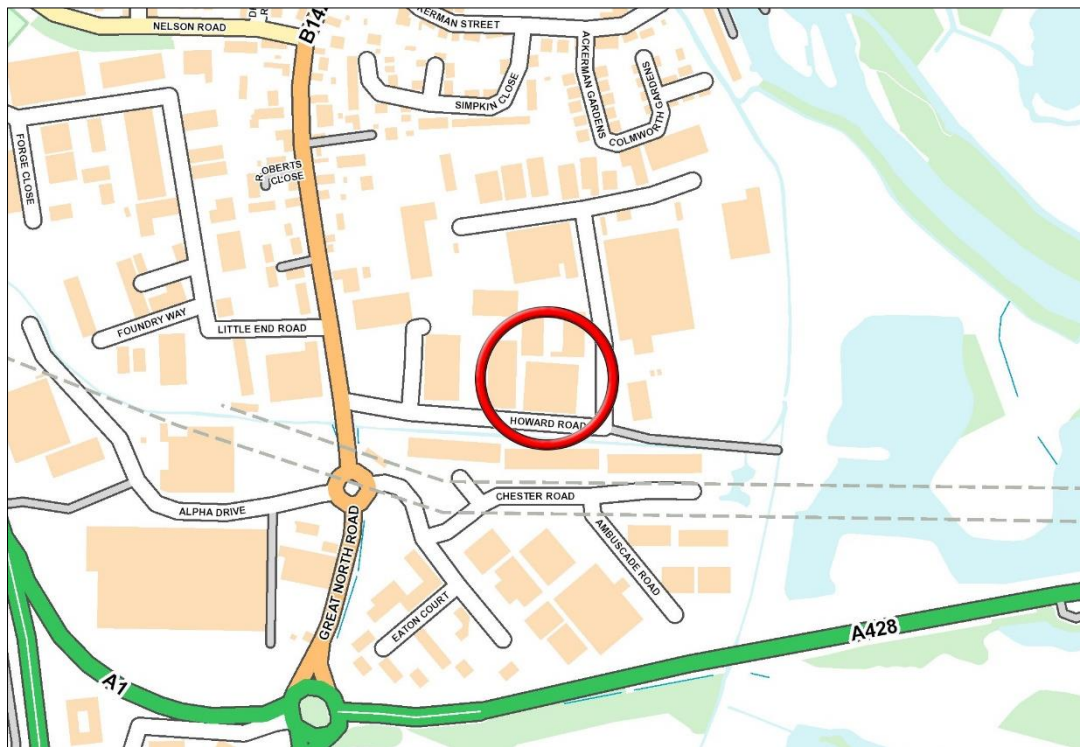
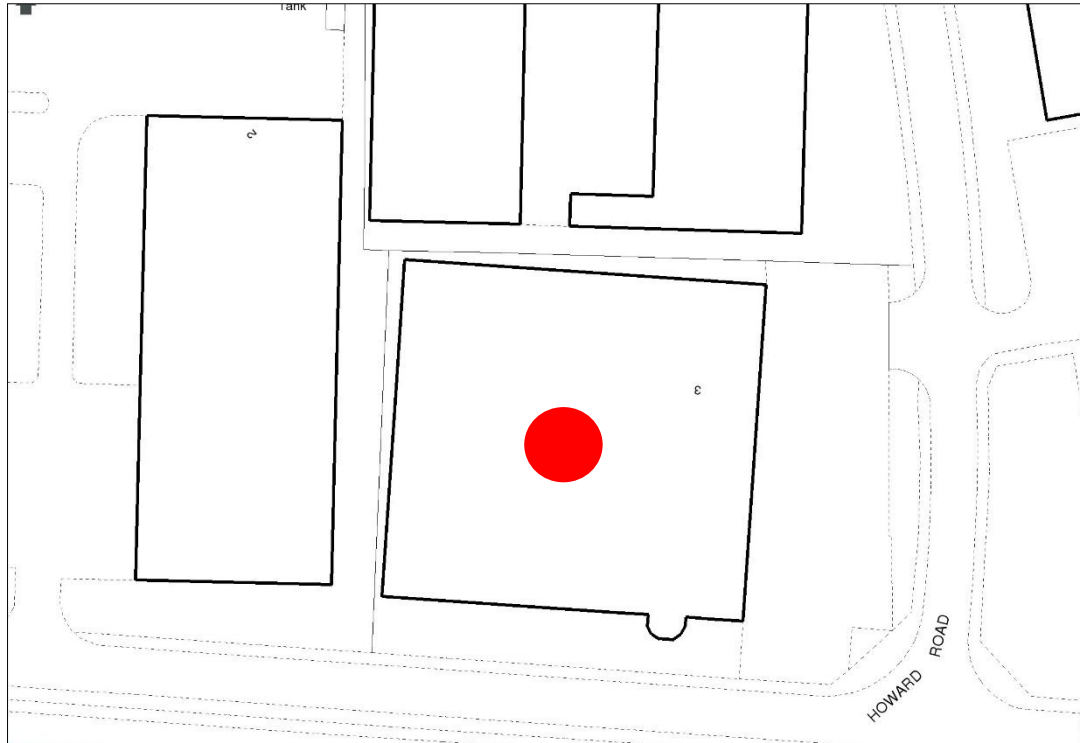
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