

01480 451578

eddisons.com

Eddisons

MODERN OPEN PLAN OFFICES – FOR SALE/TO LET



**15 & 16 EATON COURT, COLMWORTH BUSINESS PARK, EATON SOCON, ST. NEOTS,
CAMBRIDGESHIRE PE19 8ER**

Price: £750,000

Size: 4,715 sq ft (438.02 sq m)

Rent: £73,000 per annum

- Approximately ½ mile from the junction of the A1
- Established business park location
- 20 allocated on-site car parking spaces
- Popular modern office business park

LOCATION

St Neots is a popular market town with a population of approximately 26,000 and is located around 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north. There is a mainline railway station serving the town with frequent services to London (St Pancras International). The A428 passes to the south of the town and is shortly to be substantially upgraded significantly reducing journey times between Cambridge and the Black Cat roundabout on the A1.

Colmworth Business Park comprises a modern 26 acre mixed use development, with Eaton Court being the principle office development within the park. Eaton Court comprises 16 separately accessed office units each benefitting from allocated on-site car parking.



DESCRIPTION

15 and 16 Eaton Court comprise a pair of semi-detached self-contained office buildings which originally comprised two open plan offices arranged over two floors each accessed off a stairwell. The buildings have been significantly altered to create a single unit with a double height entrance lobby with separate male and female WC's and a staircase and lift to the first floor. The offices benefit from kitchenette facilities on both ground and first floors and are largely open plan but have been subdivided to create a combination of open plan and individual offices.

There are 20 allocated on-site parking spaces.

SERVICES

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Ground floor office - 15	109.5	1,178.7
Ground floor office - 16	109.5	1,178.7
First floor office - 15	109.5	1,178.7
First floor office - 16	109.5	1,178.7
Total NIA	438	4,715

All measurements are approximate. To be confirmed (IPMS areas are available on request).



PRICE

£750,000 for the freehold interest.

RENT

£73,000 per annum payable quarterly in advance on the usual quarter days.

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.

Eddisons

LEASE TERMS

The property is available by way of a new lease direct with the landlords on terms to be agreed.

VAT

We understand that VAT will be charged on the rent.

RATES

We understand from internet enquiries made from the VOA website that the property currently has a rateable value of £76,500.

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. 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.

LEGAL COSTS

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

EPC

Unit 15 has an EPC of D (83).

Unit 16 has an EPC of D (81).

A copy of the EPCs are available from our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

811.176356.V2 (Sale & Rent)
231218rv

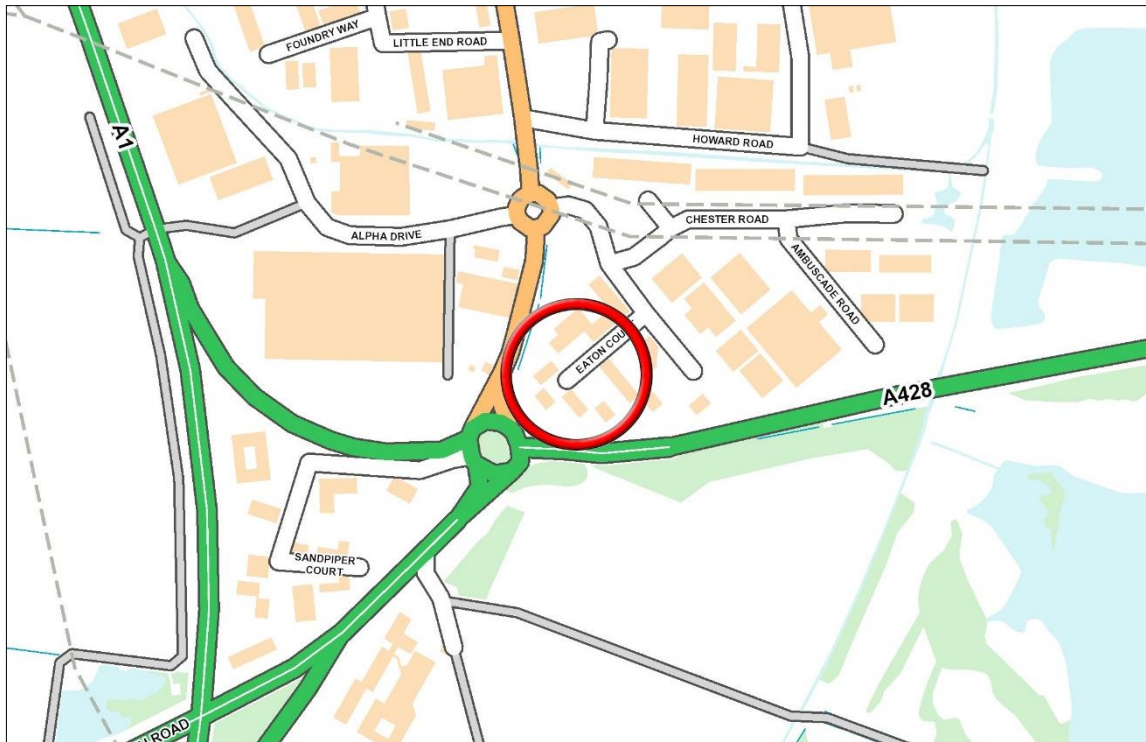


For more information, visit eddisons.com
T: 01480 451578

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.

Eddisons



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

Eddisons

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.