

01480 451578

eddisons.com

Eddisons

SUBSTANTIAL DETACHED WORKSHOP/INDUSTRIAL UNIT - TO LET



41 EDISON ROAD, ST. IVES, CAMBRIDGESHIRE PE27 3LF

Rent: £310,000 per annum

Size: 44,684 sq ft (4,151.14 sq m)

- Two connected workshop/production areas in total comprising 3,680.82 sq m (39,621 sq ft)
- Office areas 470.36 sq m (5,064 sq ft)
- Seven roller shutter loading doors
- Rear service yard

LOCATION

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 17,000, and is located roughly 2 miles north of the A14 trunk road. Cambridge lies approximately 12 miles to the south-east, Huntingdon 6 miles to the west and Peterborough 25 miles to the north. Central London is approximately 60 miles to the south. Road communications to the town are excellent via the A14 which has recently been significantly upgraded and provides links to both the A1 to the north and south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge, with direct lines to London. St Ives benefits from a frequent Guided Bus service to central Cambridge.

41 Edison Road is located within the Somersham Road Industrial Estate, the main employment area serving the town. The property is prominently located on the northern end of the estate backing onto Marley Road, and as such has a prominent location on both Edison Road and Marley Road.

DESCRIPTION

A substantial detached industrial unit standing within a self-contained plot. The building comprises a 2 storey front office block with entrance reception lobby, WC's, canteen and meeting rooms on the ground floor with offices above.

To the rear of the offices are two connected warehouses benefitting from loading doors to both the rear and side elevations. To the rear of the building is a concreted yard area with palisade fence.

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

Ground floor offices	235.18 sq m	2,532 sq ft
First floor offices	235.18 sq m	2,532 sq ft
Workshop/Production area 1	729.53 sq m	18,617 sq ft
Workshop/Production area 2	951.29 sq m	21,004 sq ft
Total approximate GIA area	4,151.18 sq m	44,684 sq ft

All measurements above are approximate.



RENT

£310,000 per annum exclusive.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

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

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £183,000.

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

The property has an EPC of D (81). A copy of the EPC is available on our website.

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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VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews

150 High Street

Huntingdon

Cams

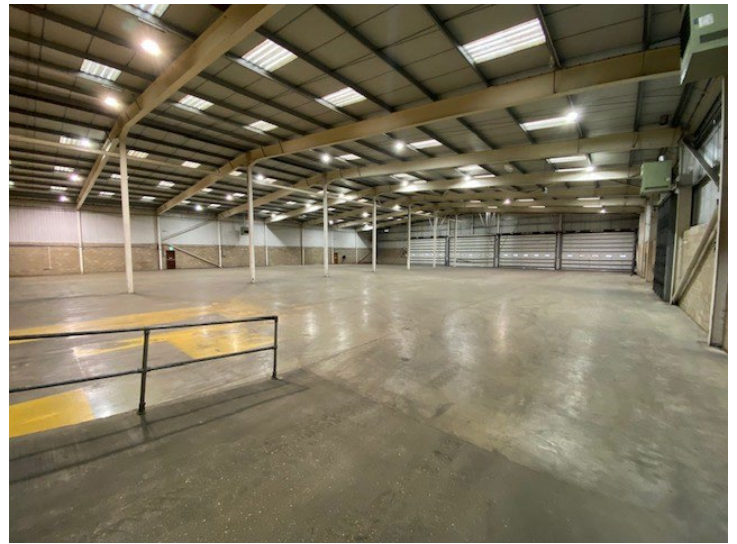
PE29 3YH

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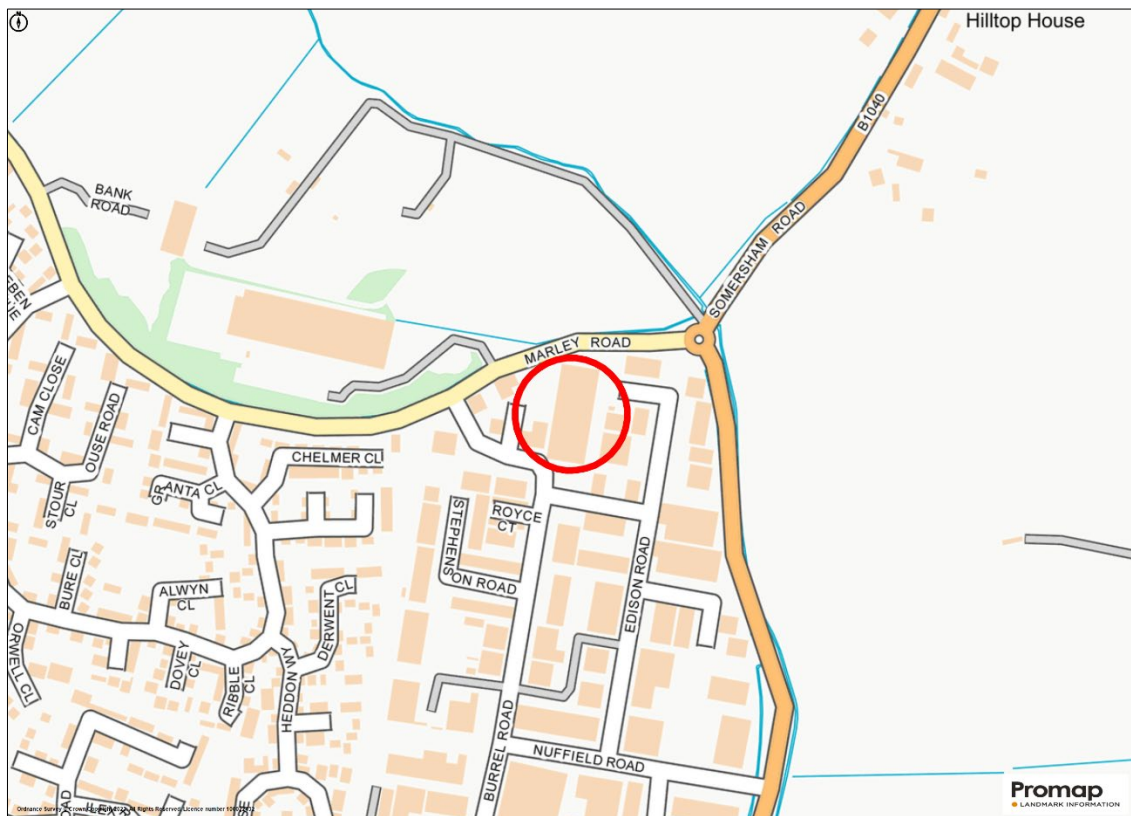
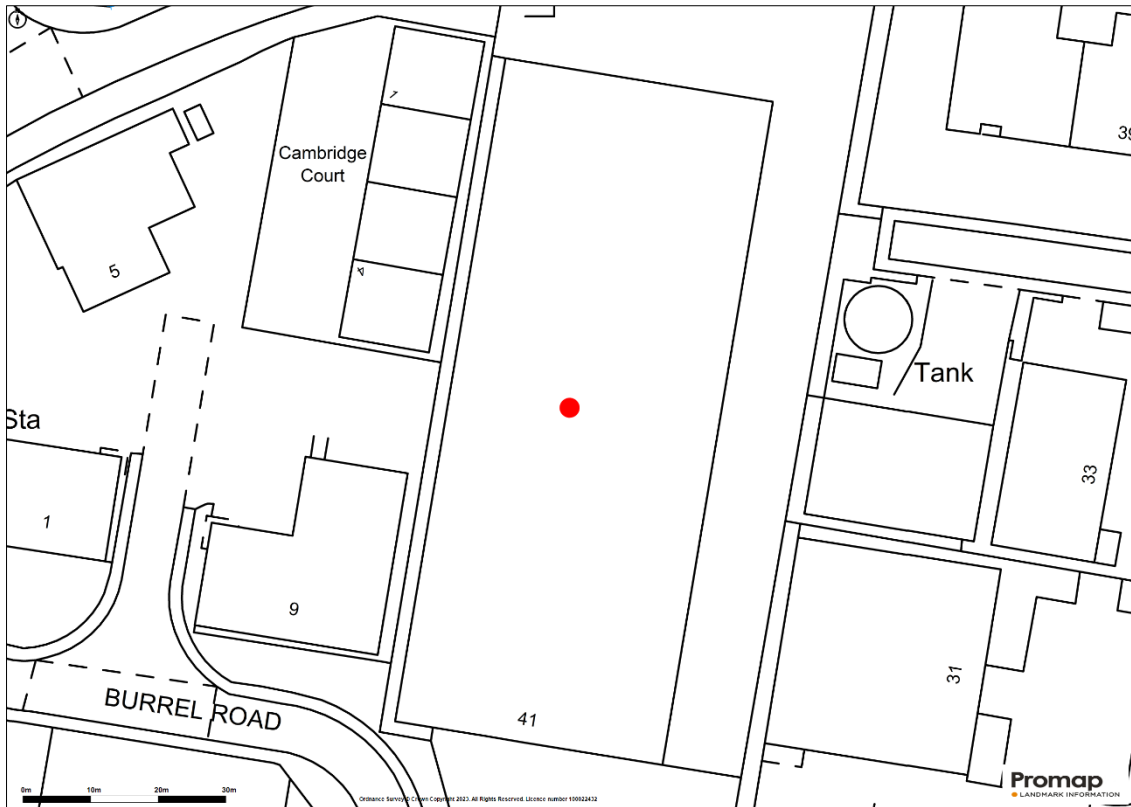


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