

01480 451578

eddisons.com

INDUSTRIAL/WORKSHOP - TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 15, EARITH BUSINESS PARK, MEADOW DROVE, EARITH, CAMBRIDGESHIRE

Rent: £15,550 pax

Size: 2,830 sq ft (263 sq m)

- Established Industrial Estate
- Mixture of occupiers nearby
- Adjacent car parking
- Potential for alternative uses (STP)

LOCATION

Earith is situated approximately 5 miles to the east of St Ives on the A1123. St Ives provides easy access to the A14 to travel east or west and links with the A1 and the A1/M1 link terminus to the west and with the M11 at Cambridge.

To find the premises proceed along Meadow Drove whereupon the estate is found towards the end of the road on the right hand side.



DESCRIPTION

Earith Business Park is an established and popular development providing for a variety of industrial occupiers. The estate provides a variety of unit sizes and specification.

Unit 15 provides a reception/office area with WC and shower which leads through to the workshop/storage area. There is a lightweight mezzanine stores above the office space.

ACCOMMODATION

Warehouse area	111.8 m sq	1,204 sq ft
Ground floor office	75.56 m sq	813 sq ft
Mezzanine/Stores	75.56 m sq	813 sq ft

RENT

£15,500 per annum exclusive. Rent will be plus VAT.

SERVICES

Mains electricity and water are believed 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.



RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £ £10,750.

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. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

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

EPC

Energy rating – D (76)

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

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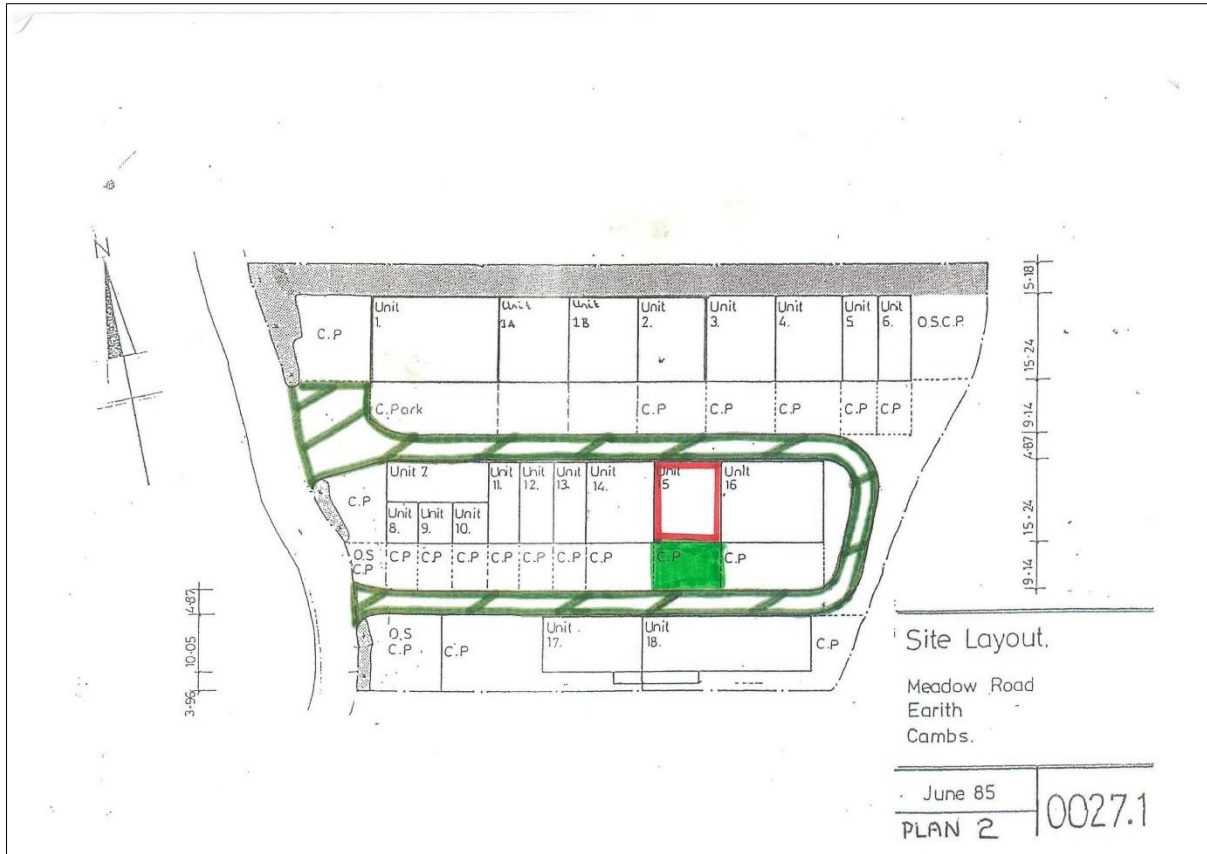
For more information, visit eddisons.com
T: 01480 451578

Important Information

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