

01480 451578

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Offices - TO LET

Eddisons

Incorporating Barker Storey Matthews



**14B RALEIGH HOUSE, COMPASS POINT BUSINESS PARK, STOCKS BRIDGE WAY,
ST IVES, CAMBRIDGESHIRE PE27 5JL**

Rent: £24,000 per annum

Size: 176.97sq m (1,905 sq ft)

- Self-contained modern offices
- Allocated parking spaces
- Comfort cooling
- Close to Guided Busway, and local facilities

LOCATION

The attractive market town of St Ives has a current population of approximately 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6 and has recently been upgraded reducing journey times to Cambridge and the M11. There are mainline railway stations at Huntingdon and Cambridge.

Compass Point Business Park is located to the north eastern edge of St Ives, easily accessible via the A1096 St Ives by-pass (Harrison Way). St Ives has good access to Cambridge via the Guided Busway, a short distance from Compass Point. Compass Point is home to a number of established businesses including Silvaco Data Systems, Magdalen Telecom and Linx Printing Technologies Ltd.

DESCRIPTION

The building comprises of a modern mid-terrace two storey office building. The ground floor has been divided into a number of glazed partition rooms. The first floor is largely open plan. The building specification includes raised floors, suspended ceilings, double glazing, comfort cooling, a kitchen on both floors, shower and separate male and female WCs.

SERVICES

Mains electricity 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	84.82sq m	913sq ft
First Floor	92.13sq m	992sq ft
Total NIA:	176.95sq m	1,905sq ft

IPMS areas are available on request.

All measurements above are approximate.

BUSINESS RATES

We understand from enquiries made of the VOA website the property has a rateable value of £27,500.

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.

RENT

£24,000 pa exclusive plus VAT for the whole, payable quarterly in advance upon the usual quarter days.

LEASE TERMS

The property is available as a whole. Consideration may be given to letting on a floor by floor basis upon new full repairing and insuring lease with terms to be agreed.

LEGAL COSTS

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

SERVICE CHARGE

Tenants are required to contribute towards the apportioned cost of maintaining common parts including street lighting, landscaping, and car parking.

EPC

The property has an EPC of B (28). 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
Cams
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

811.145379.V1 240603rv

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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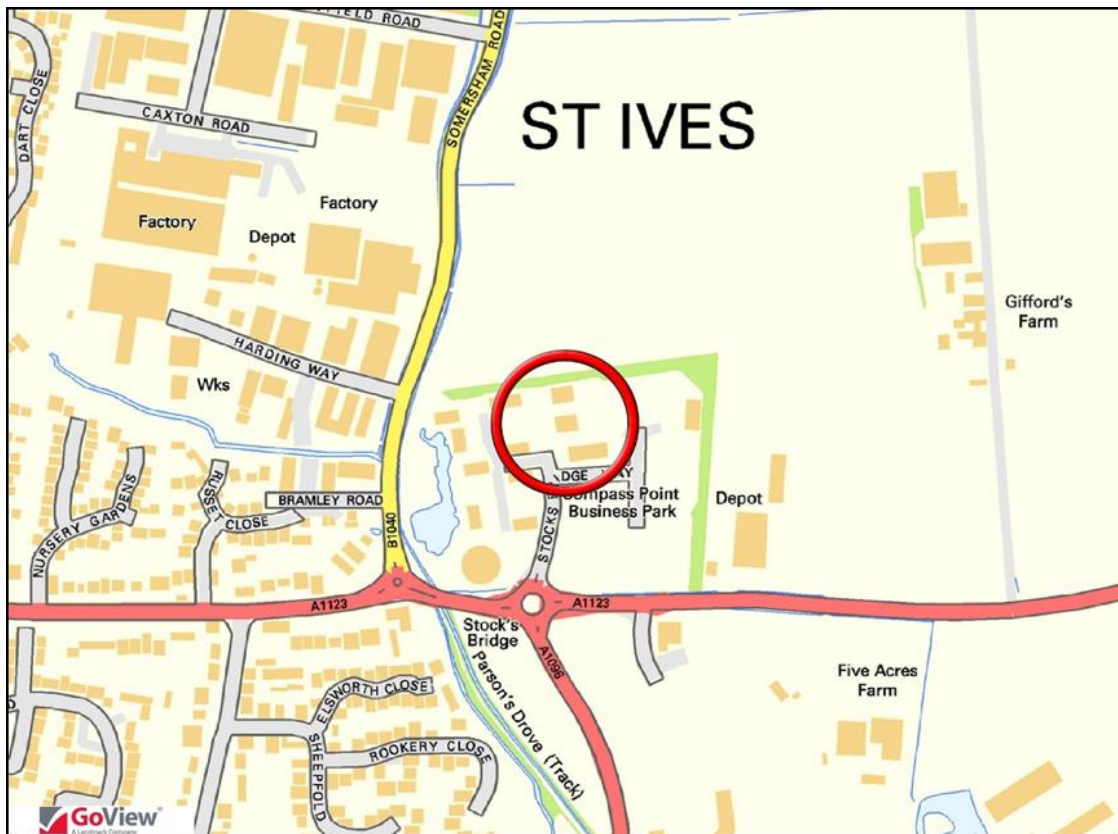
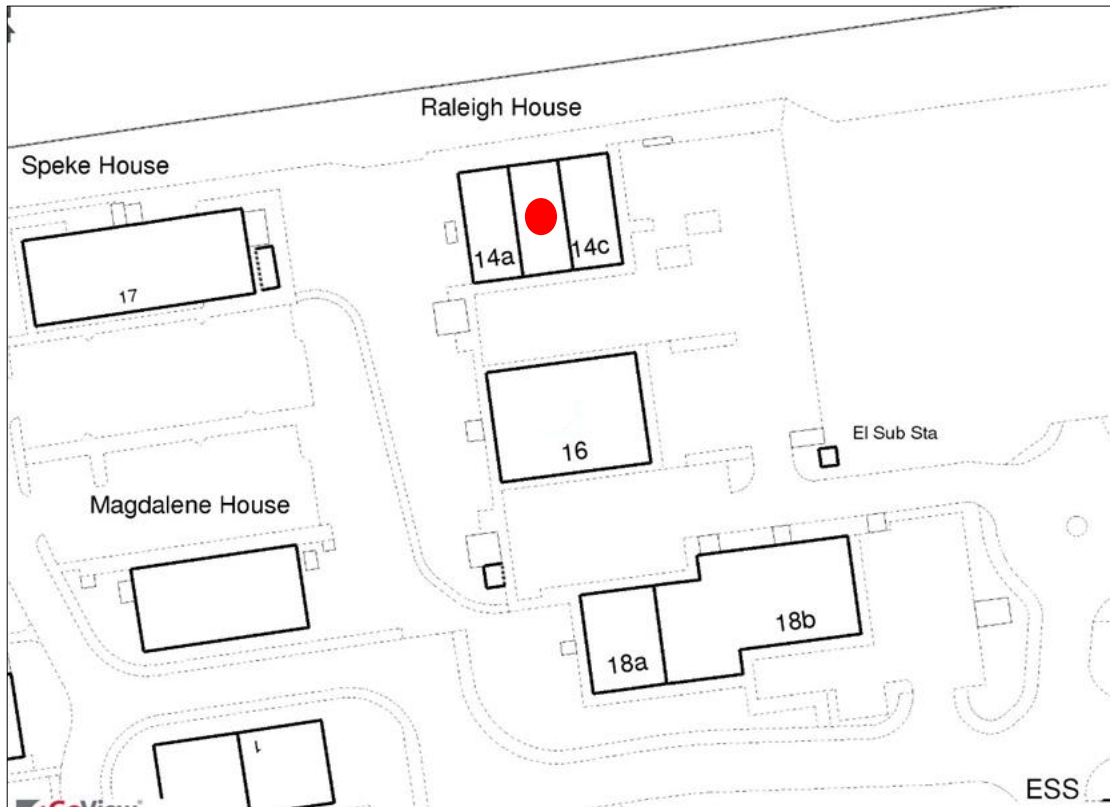
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