

01480 451578

eddisons.com

Office - TO LET

Eddisons

Incorporating Barker Storey Matthews



**FIRST FLOOR OFFICE, 27 EDISON ROAD, ST. IVES,
CAMBRIDGESHIRE PE27 3LF**

Rent: £7,200 per annum

Size: 867 sq ft (80.53 sq m)

- Self-contained first floor office
- Ground floor entrance lobby
- Allocated on-site parking
- Prominent location
- Alternative use types considered (STP)

LOCATION

St Ives is a market town of west Cambridgeshire located on the banks of the River Great Ouse approximately 2½ miles north of the A14 trunk road. Cambridge lies 12 miles to the south-east, Huntingdon 4 miles to the west, Peterborough 25 miles to the north and central London 60 miles to the south. The subject property is situated on the main Somersham Road Industrial Estate which is situated to the north-east corner of St Ives adjacent to the B1040 Somersham Road.

The property is prominently located at the northern end of the Edison Road trading estate.

DESCRIPTION

The unit comprises a prominent first floor office suite. The property is finished to a good modern standard overall and provides open plan accommodation with kitchenette and WC.

Access is via a ground floor lobby to the rear. There is allocated parking for two. Further on-street parking available nearby

SERVICES

Mains electricity, gas and water are believed to be 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 connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground floor lobby	4.48 sq m	(48 sq ft)
First floor office	76.05 sq m	(819 Sq ft)
Total NIA	80.53 sq m	(867 sq ft)

All measurements above are approximate.

RENT

£7,200 per annum.

VAT

We understand that VAT will not be charged on the rent.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £7,000.

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.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

To be confirmed.

EPC

The property has an EPC of D (97). A copy of the EPC is available online.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Joseph Bowman / Matthew Hunt

joseph.bowman@eddisons.com

Matthew.hunt@eddisons.com

(01480) 451578

811.150465.V2.(FF)
2400404 rv

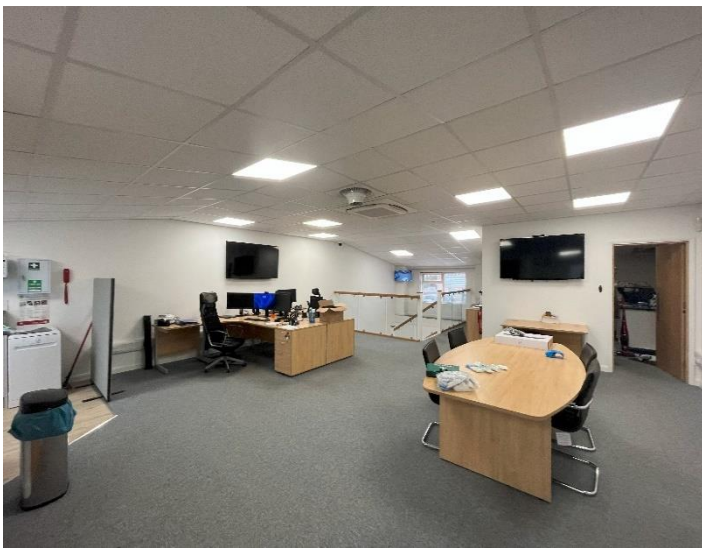
For more information, visit eddisons.com
T: 01480 451578

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

Incorporating Barker Storey Matthews



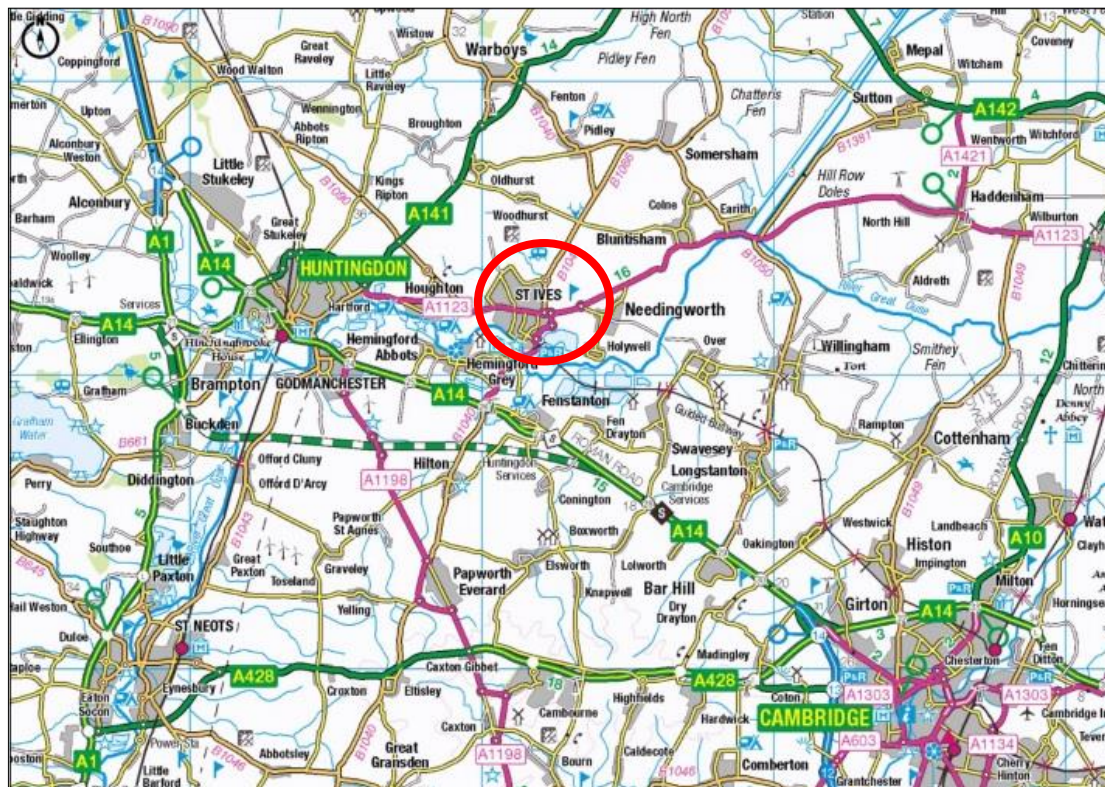
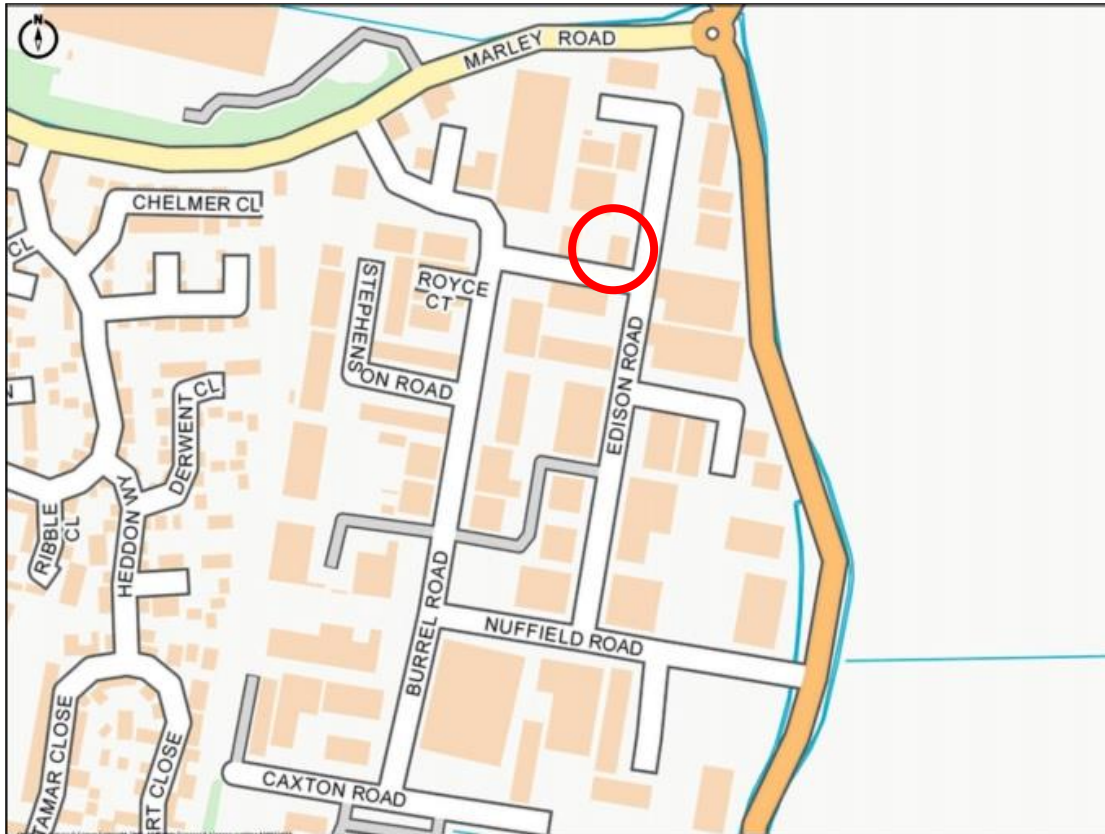
For more information, visit eddisons.com
T: 01480 451578

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

Incorporating Barker Storey Matthews



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

Eddisons

Incorporating Barker Storey Matthews

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.