O1480 451578 eddisons.com BRAND NEW WAREHOUSE /TRADE COUNTER AVAILABLE AUGUST 2024





PHASE II - UNITS 7-10, JOINERS COURT, ST IVES INDUSTRIAL ESTATE, ST IVES, CAMBRIDGESHIRE, PE27 3LX

Rent: Upon application

- 4 New Tradecounter / Industrial Units
- Prominent location in an established retail park
- Extensive on-site car parking
- Roller shutter loading doors

Size: 3,100 to 15,500 sq ft (287.99 to 1,440 sq m)

LOCATION

The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies just to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial upgrade, significantly reducing journey times to Cambridge and the East. The A1 lies 9 miles to the west of the town. There is a frequent Guided Bus service to central Cambridge, and mainline railway stations at Huntingdon and Cambridge with direct services to London.

Joiners Court is an established trade park, prominently located on Nuffield Road in St Ives. Phase I Joiners Court is fully let with occupiers including ScrewFix, County Windows, Parker Rose Kitchens and Interiors and GDA Electrical Wholesalers. Phase II will comprise four further units prominently located on the Somersham Road, and benefiting from extensive on-site parking.

DESCRIPTION

Phase II of Joiners Court is a terrace of four brand new light industrial/warehouse/trade counter units capable of being let individually or combined. Each unit will comprise a ground floor area of approximately 288 sq m (3,100 sq ft) with a roller shutter loading door, and separate pedestrian access. Mains electricity (3 phase), water, drainage and gas will be installed in the units.

An office / reception with WC and kitchenette facilities can be installed, subject to negotiation. First floor mezzanine offices can be included within the units, providing an additional 144 sq m (1,550 sq ft) for each unit, subject to negotiation. Externally, the units will benefit from extensive on-site car parking with approximately 12 spaces per unit.



SERVICES

Mains electricity, gas and water will be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

See Schedule of Availability.

RENT

On application.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The units will be available by way of new leases on terms to be agreed directly with the landlords. Alterations to the proposed development can be agreed in advance subject to satisfactory time frames permitting.

RATES

The rates will be assessed on completion of the construction. Eddisons are able to provide an indication of the anticipated Rateable Values for the units.

TENURE

Leasehold.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate.

EPC

EPCs have not been assessed. Anticipated EPC rating Band C.

VIEWING

This is an active site all viewing is to be by prior arrangement with the sole agents:-

Eddisons

150 High Street, Huntingdon, Cambs, PE29 3YH Contact: Stephen Power

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







Photos May 2024

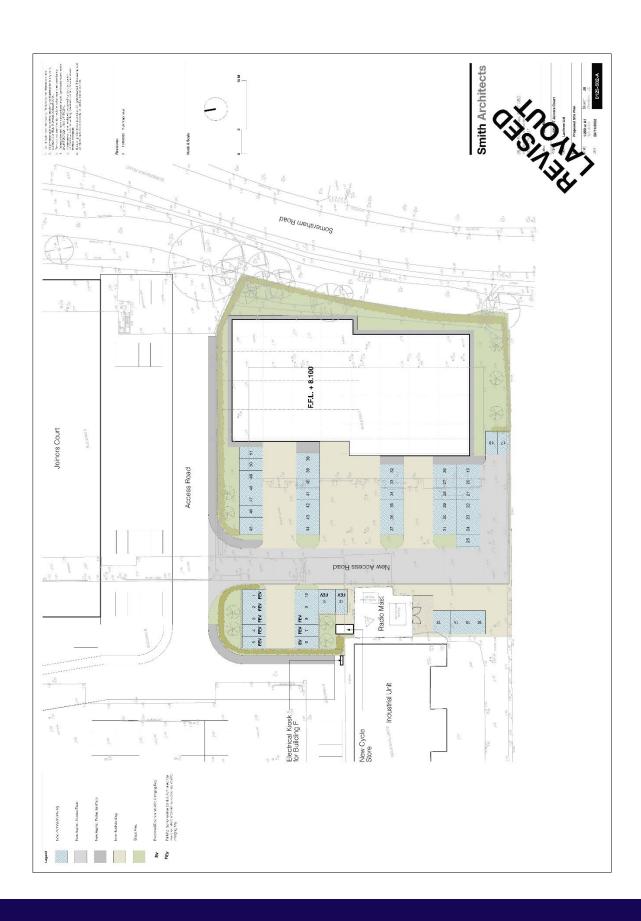
SCHEDULE OF AVAILABILITY

(With available area permutations)

	Warehouse		Mezzanine		Total	
Unit No.	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
7	288	3,100	144	1,550	432	4,650
8	288	3,100	-	-	288	3,100
9	288	3,100	-	-	288	3,100
10	288	3,100	144	1,550	432	4,650
7 & 8	576	6,200	144	1,550	720	7,750
9 & 10	576	6,200	144	1,550	720	7,750
7, 8, 9 & 10	1,152	12,400	288	3,100	1,440	15,500

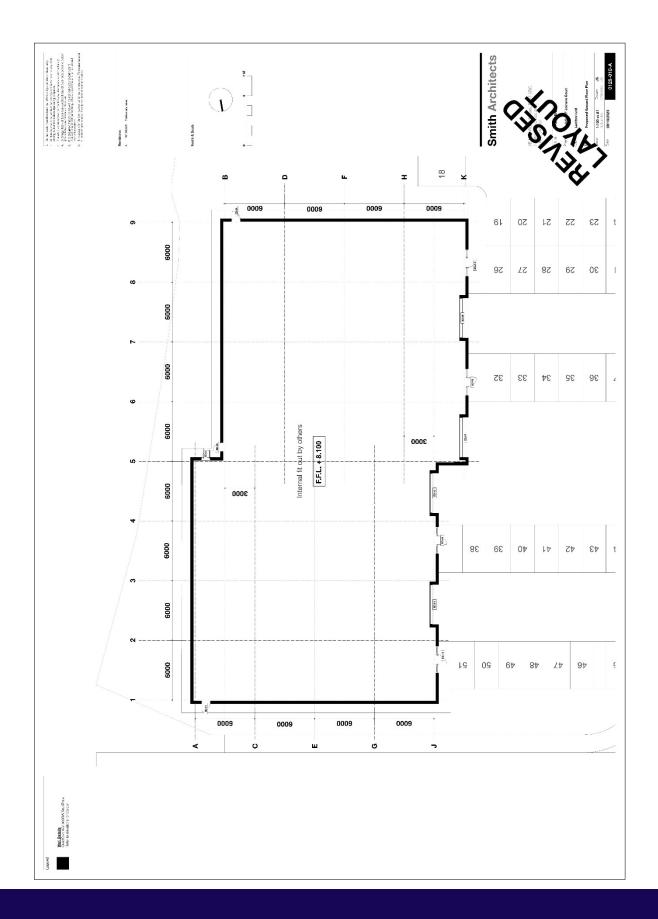
^{*}All measurements are approximate





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