

01480 451578

eddisons.com

New Business Units - FOR SALE (May Let)

Eddisons



**PHASE 2,
MERIDIAN COURT, COMPASS POINT, ST IVES, CAMBRIDGESHIRE PE27 5FH**

Price from: £406,875 plus VAT

Sizes from:

- New business units available Autumn 2024
- First Phase all sold
- Each unit includes high quality offices
- St Ives handy for Cambridge via A1307, linking with new A14

216 sq m (2,325 sq ft)

To 1,054.79 sq m (11,354 sq ft)

LOCATION

The attractive market town of St Ives has a current population of 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 between Huntingdon and Cambridge has been recently upgraded to the south of the town providing a much improved link between the east coast ports and the M11, A1, and M1/M6. The A1 lies 9 miles to the west.

The Compass Point Business Park is now fully established and is prominently located on the eastern edge of St Ives at the junction of the A1123 and the A1096. There are a wide range of facilities in close proximity to the business park including Aldi and Morrisons supermarket, Marsh Harrier public house, and a food court incorporating McDonalds, Costa and Subway branches.

DESCRIPTION

The development of Meridian Court comprises of two blocks of brand new business units to be constructed in two phases. The first phase is complete and all sold. Construction of the second phase is now underway with anticipated completion of Autumn 2024. Each unit has its own entrance lobby with access to the warehouse and stairs to first floor offices installed as standard. Construction is of steel portal frame with clad external elevations incorporating a roller shutter door to within the warehouse.

The units will be fitted with solar panels providing the following estimated annual energy returns;

Unit 5 – 7,968 kWh
Unit 6 – 3,320 kWh
Unit 7 – 3,320 kWh
Unit 8 – 7,304 kWh

Each unit benefits from a number of allocated parking bays as shown on the attached plan.

The units will be fitted with mains services from completion and supplied with single phase electricity.

PROPOSED SALES

The sale will be of the long leasehold interest of the building footprint together with a share of the long leasehold of the Management Company for the Meridian Court development. This would include exclusive use in perpetuity of the parking spaces allocated.

BUSINESS RATES

To be assessed. The agents are able to provide a guide for budget purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation of the sale contract.

SERVICE CHARGE

Purchasers will be responsible for a contribution towards the estate service charge which will include a contribution towards the overall Compass Point Estate Service Charge.

EPC

To be provided upon building completion.

ACCOMMODATION

Due for completion Autumn 2024. Please see schedule for availability.

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

Ref: 811.169485 (Phase 2)
240307

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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AVAILABILITY SCHEDULE

UNIT	GROUND FLOOR	FIRST FLOOR	PARKING SPACES	PRICE (+VAT)	TOTAL UNIT SIZE	AVAILABILITY
Unit 5	236 sq m (2,540 sq ft)	75.4 sq m (811 sq ft)	6	£536,320	311.4 sq m (3,351 sq ft)	AVAILABLE
Unit 6	184 sq m (1,980 sq ft)	29 sq m (312 sq ft)	3	£406,875	213 sq m (2,292 sq ft)	AVAILABLE
Unit 7	184 sq m (1,980 sq ft)	29 sq m (312 sq ft)	3	£406,875	213 sq m (2,292 sq ft)	AVAILABLE
Unit 8	236 sq m (2,540 sq ft)	75.4 sq m (811 sq ft)	6	£536,320	311.4 sq m (3,351 sq ft)	AVAILABLE

All measurements are to be confirmed upon completion. Areas are approximate and based on GIA

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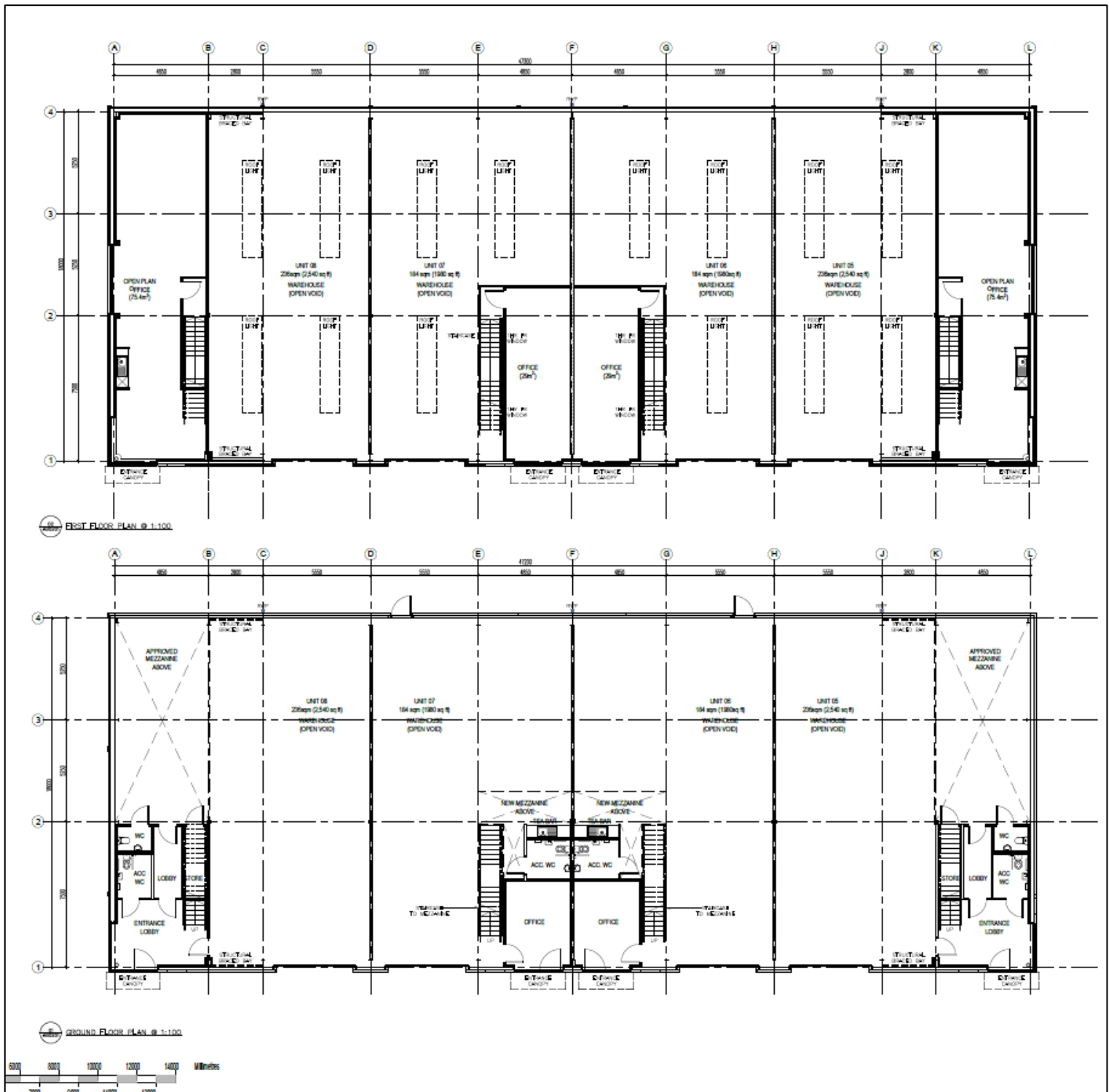


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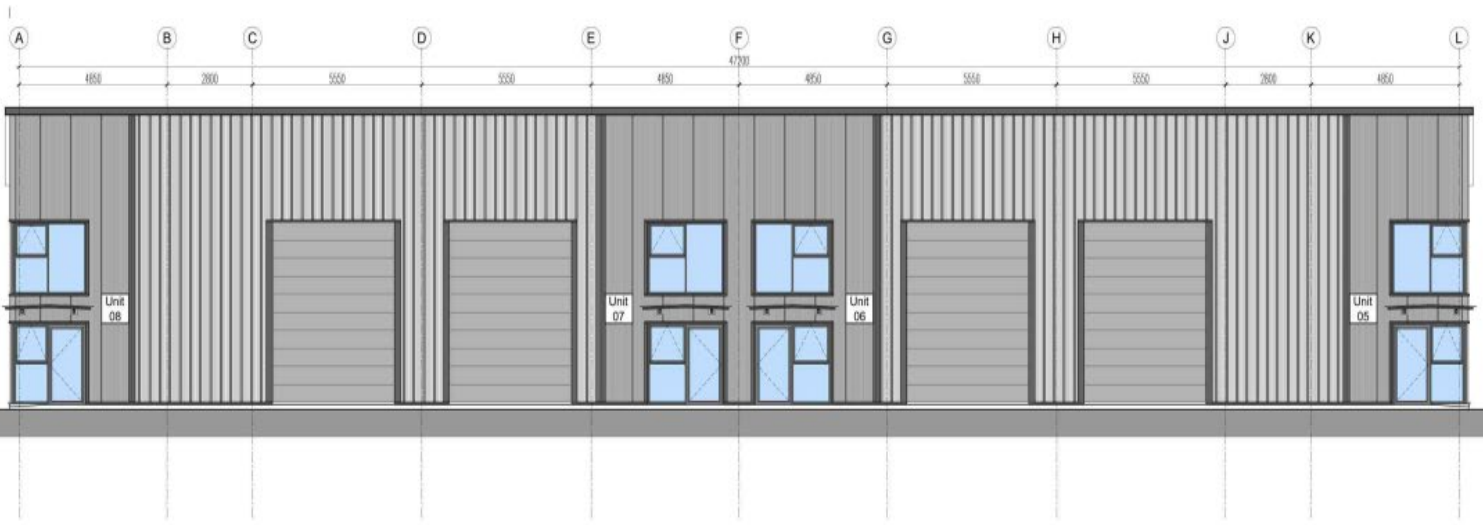


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Units 05-08 - Front Elevation (West) - Overall Layout



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