

01480 451578

eddisons.com

OFFICE SUITES – TO LET

Eddisons



**FIRST FLOOR OFFICES, TOWN HALL,  
MARKET HILL, ST IVES, CAMBRIDGESHIRE PE27 5AL**

**Rent: £1,400 - £7,000 per annum**

**Size: 92 - 465 sq ft (8.59 – 43.16 sq m)**

- Available as a whole or individual suites
- Modern facilities, amenities and lift access to first floor
- Nearby car parking
- Located in the heart of St Ives Town Centre in historic period building

## 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. The A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge and a frequent Guided Bus service between Cambridge and St Ives.

Many major retailers have outlets here including Boots, Waitrose, Superdrug and Costa. A feature of the town is the range of small specialist shops. The medieval buildings, picturesque setting and historical associations help to boost tourism activity. Markets are held on Monday and Friday.

## DESCRIPTION

The property comprises a range of well-presented office suites located on the first floor of the Town Hall. Access from the ground floor entrance lobby leading to a stairwell and lift. The available offices have a total area of 43.16 sq m (465 sq ft) but are also available as individual suites. Shared kitchen and WC facilities. Parking may be available by separate negotiation.



## 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.

## ACCOMMODATION

Description	Sq m	Sq ft
Office 1F1	20.68	223
Office 1F4	13.89	150
Office 1F5	8.59	92
<b>Total</b>	<b>43.16</b>	<b>465</b>

\*All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.



## RENT

Description	Rent per annum
Office 1F1	£3,350
Office 1F4	£2,250
Office 1F5	£1,400
<b>Total</b>	<b>£7,000</b>

Offices available individually or together

## VAT

We understand that VAT will be charged on the rent.

## LEGAL COSTS

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

For more information, visit [eddisons.com](http://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**

## EPC

Awaiting EPC.

## 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](mailto:matthew.hunt@eddisons.com)  
(01480) 451578



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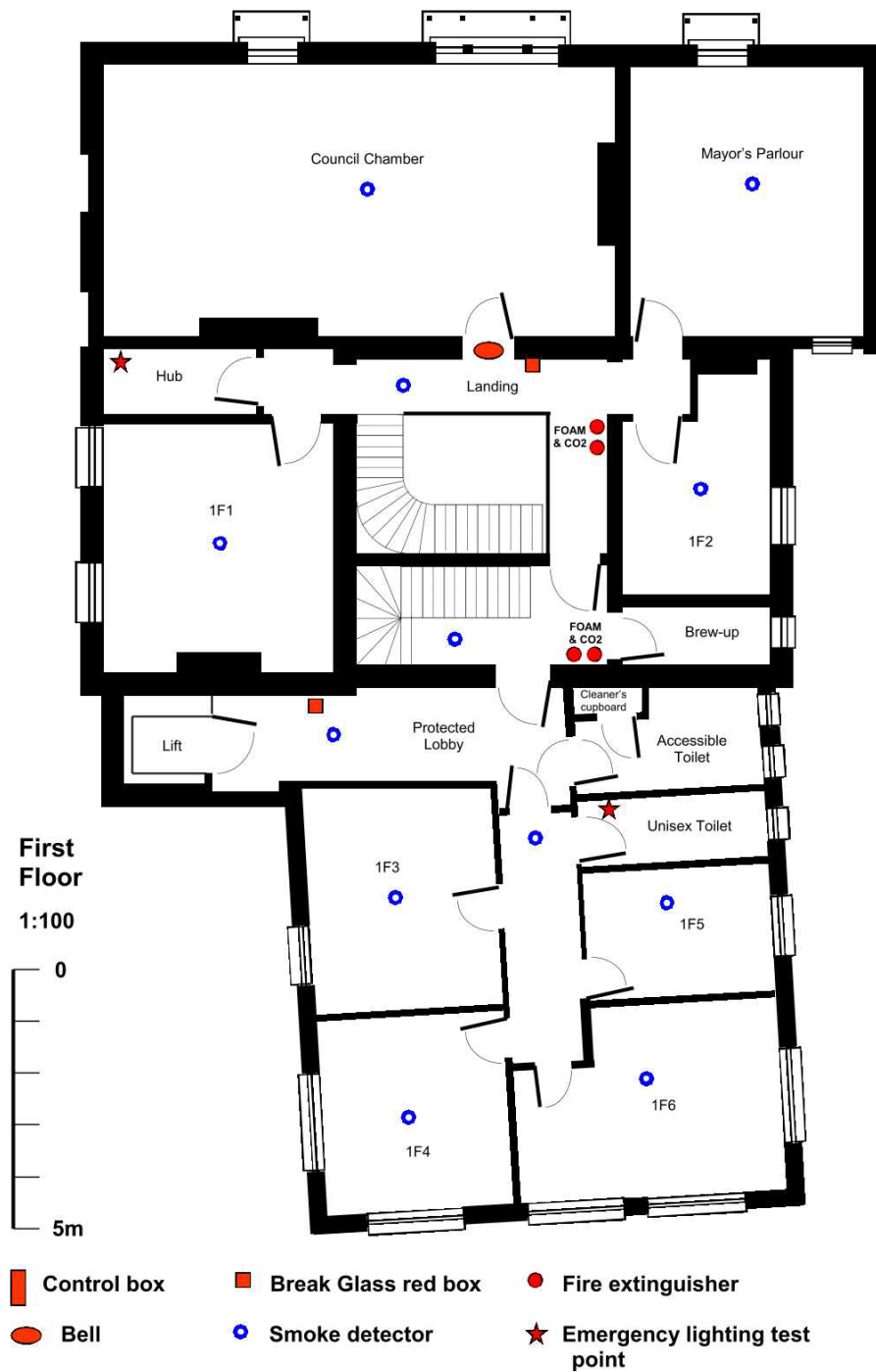


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