

01480 451578

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**INDUSTRIAL UNIT – TO LET**

**Eddisons**

Incorporating Barker Storey Matthews



**UNIT 15, ENTERPRISE CENTRE, CAXTON ROAD,  
ST. IVES, CAMBRIDGESHIRE PE27 3NP**

**Rent: £12,550 p.a**

**Size: 89.68 sq m (965 sq ft)**

- Modern specification
- Flexible lease terms
- Allocated parking
- Located within Somersham Road Industrial Estate
- Range of occupiers within development

## 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 A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge.

The St Ives Enterprise Centre comprises 8 light industrial units and 6 offices which have been built to a high specification.

## DESCRIPTION

The subject property is a modern light industrial unit situated in the heart of the St Ives Industrial Estate. The building has very strong green credentials with air source heat pumps, excellent insulation, rainwater for flushing, low energy lighting and green Sedum roof.

The unit comprises an end of terrace industrial/business unit with kitchenette and WC facilities. Each unit has two allocated car parking spaces.

## SERVICES

Mains electricity, drainage, 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

89.68 sq m (965 sq ft)

All measurements are approximate prepared on a gross internal area basis.

## RENT

£12,550 per annum.

## VAT

We understand that VAT will be charged on the rent.

## LEASE TERMS

The property is available by way of a new lease for a term to be agreed.

## RATES

From 1 April 2024 the rateable value now released by the VOA is £7,500 and the property will therefore qualify for small business rates relief. Because the RV falls below £12,000, we anticipate interested parties being able to benefit from rate relief, but subject to their own confirmation.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. More information is available from the agent.

## TENURE

Leasehold.

## LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

## EPC

The property has an EPC rating of C (68).

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
Incorporating **Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cambs  
PE29 3YH  
Contact: Matthew Hunt  
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(01480) 451578

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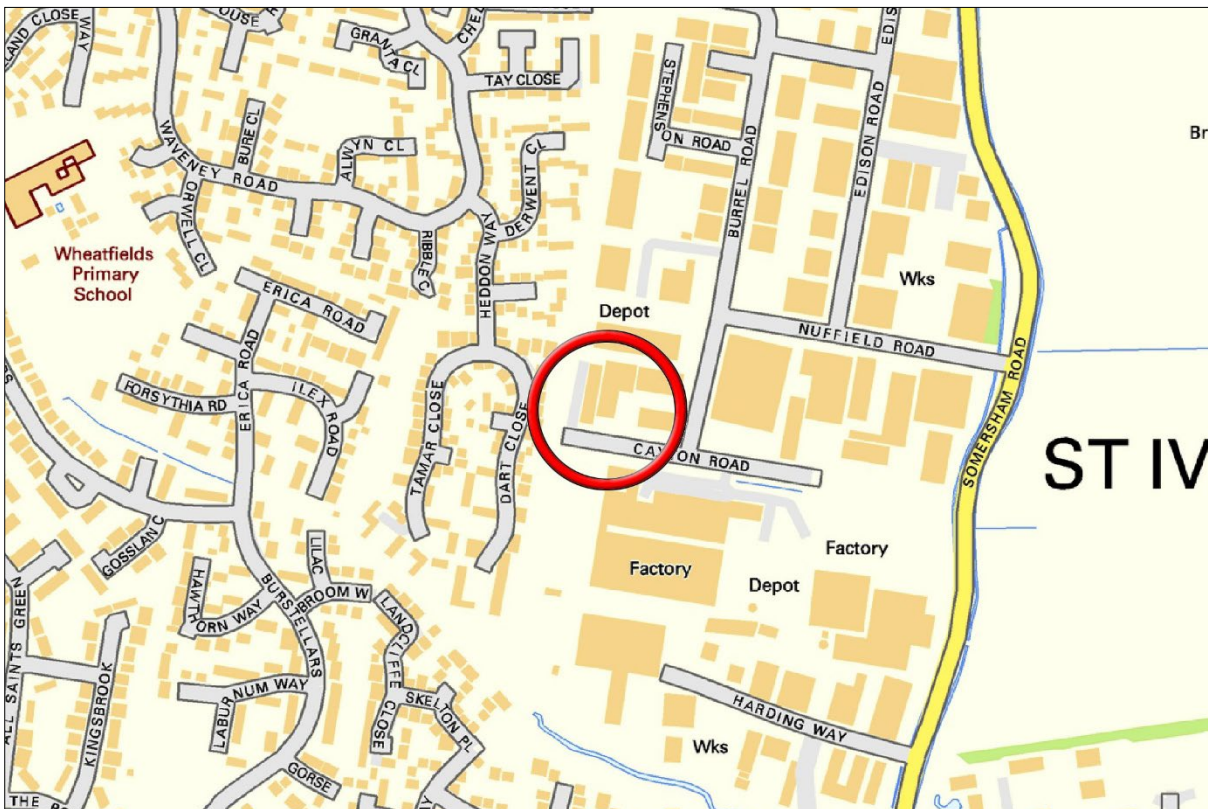
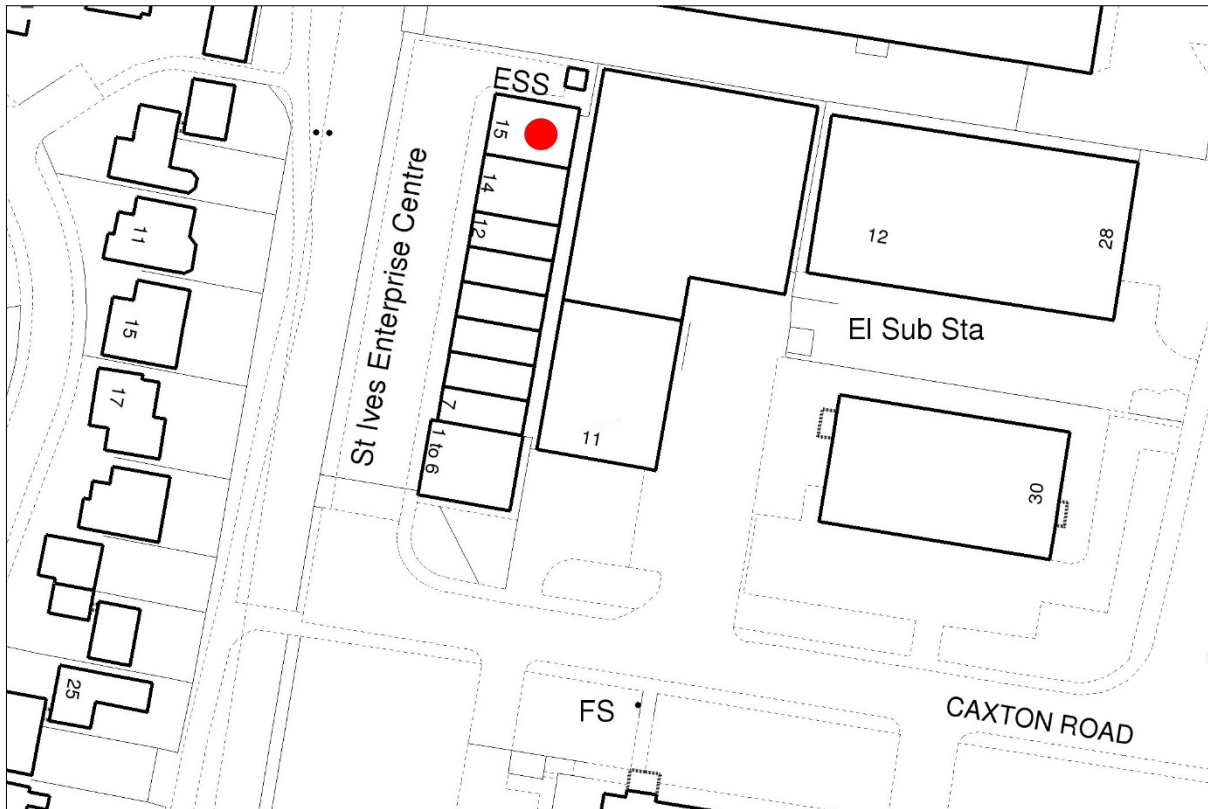
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T: 01480 451578

### Important Information

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