

01480 451578

eddisons.com

INDUSTRIAL - TO LET

Eddisons



**UNIT 6 , ENFIELD COURT, NUFFIELD ROAD, ST. IVES,
CAMBRIDGESHIRE PE27 3NJ**

Rent: £12,750 per annum

Size: 1,107 sq ft (102.84 sq m)

- Self-contained modern unit
- Roller shutter loading door
- Prominent location within a popular trading estate
- Internal office fit out (Subject To Negotiation)

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 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.

Enfield Court is prominently located at the junction of Nuffield Road and Burrell Road, the two main roads serving Somersham Road Industrial Estate, the principal industrial estate serving St Ives, located a short distance from the town centre.



DESCRIPTION

Enfield Court comprises a modern development of 10 workshop/business units. The units are of steel portal frame construction underneath a pitched roof with concrete block walls to lower elevations and profile steel cladding externally. Each unit benefits from allocated on-site car parking and forecourt area with roller shutter loading door leading to the main workshop. The unit has the benefits of an office installed at the rear of the workshop as well as a disabled WC facility and separate kitchenette area. It also benefits from 3 phase electricity and a prominent location within the Somersham Road Industrial Estate.

SERVICES

Mains electricity, (3 phase). water and drainage are understood 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

Total GIA - 102.9 sq m (1.107 sq ft)

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



RENT

The rent will be £12,750 pa.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

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



VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

Ref: 811.114824
240505

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £10,000.

For the year commencing 1 April 2024 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

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

EPC

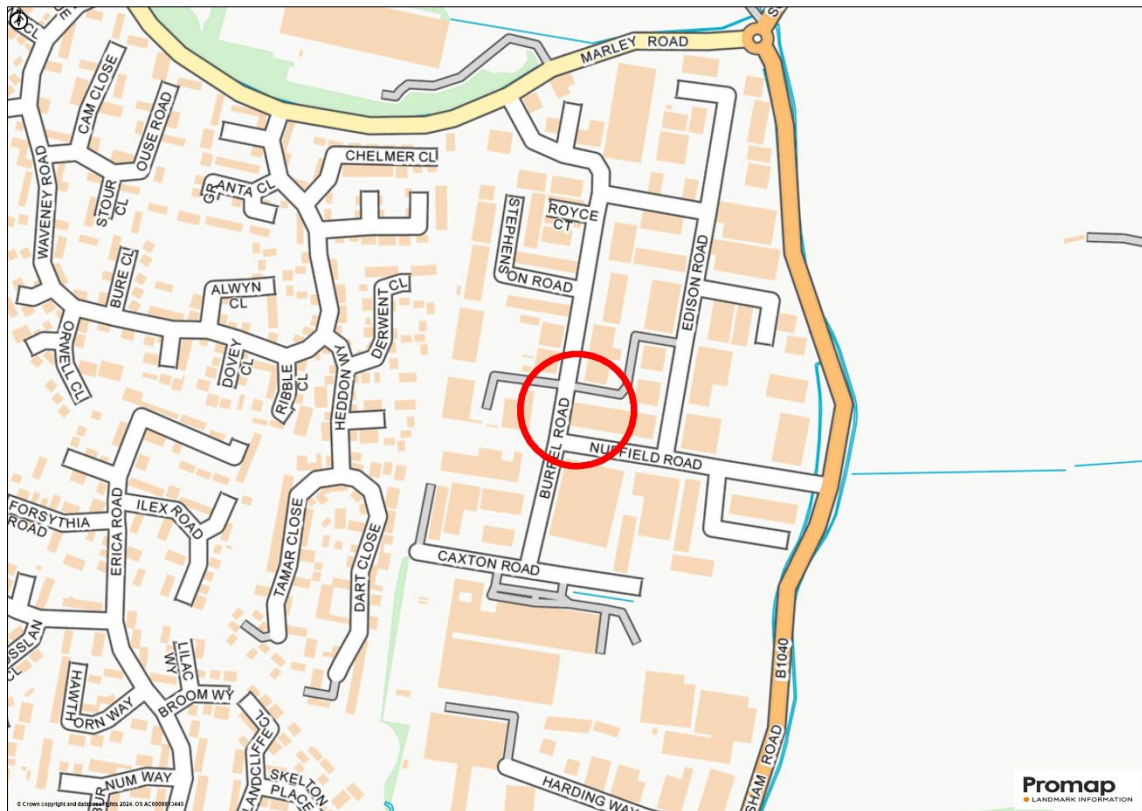
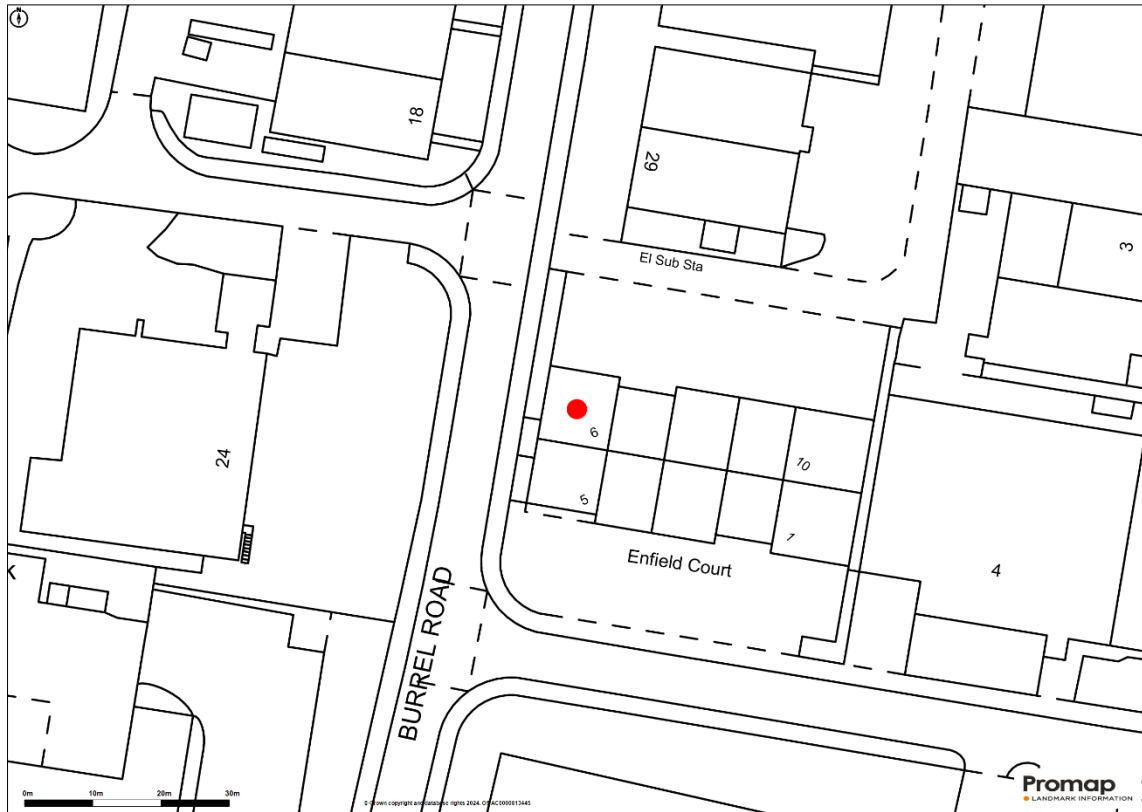
The property has an EPC of B(34). A copy of the EPC is available on our website.

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