

01480 451578

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Office - TO LET/FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**UNIT 1, CLARE HALL, PARSONS GREEN, ST. IVES,
CAMBRIDGESHIRE PE27 4WY**

Rent: From £27,175 pa plus VAT

Size: 2,013 sq ft (187.06 sq m) to

Price: Upon Application

4,165 sq ft (387 sq m)

- Modern offices with lakeside views
- 22 allocated car parking spaces
- Comfort cooling and raised floors
- Convenient for Guided Bus

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 trunk road has recently been upgraded between Huntingdon and Cambridge and is to the south of the town with links to the east coast ports, M11, A1 and M1/M6. The A1 lies 9 miles to the west and there are mainline railway stations at Huntingdon and Cambridge. The site is close to the Guided Bus route to Cambridge.

DESCRIPTION

The property comprises a modern self-contained two storey office building with 22 allocated car parking spaces in a gated car park.

The accommodation is predominantly open plan with raised floors, skirting trunking and comfort cooling throughout.

The ground floor comprises a reception entrance with female and disabled WC's, open plan offices, staff room and kitchen. The first floor benefits from separate male and female WC facilities, a second staff kitchen area and open plan offices with separate meeting rooms.

The offices have superb views over the adjoining lake and are very close to St Ives town centre and the A14 to the south.

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

Ground Floor	199.94 sq m	(2,152 sq ft)
First Floor	187.06 sq m	(2,013 sq ft)
Total	387sq m	(4,165 sq ft)

All measurements above are approximate

The offices may be available to lease upon a floor by floor basis.

RENT

From £27,175 pa plus VAT for a single floor, or £54,145 pa plus VAT for both floors.

LEASE TERMS

The premises is available on a new full repairing and insuring lease, terms and conditions by negotiation.

SERVICE CHARGE

Maintenance of communal areas of the building and estate.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £50,500.

For the year commencing 1 April 2023 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 to be responsible for their own legal costs incurred in the preparation of the new lease documentation.

EPC

The property has an EPC of D (88). A copy of the EPC certificate is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

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

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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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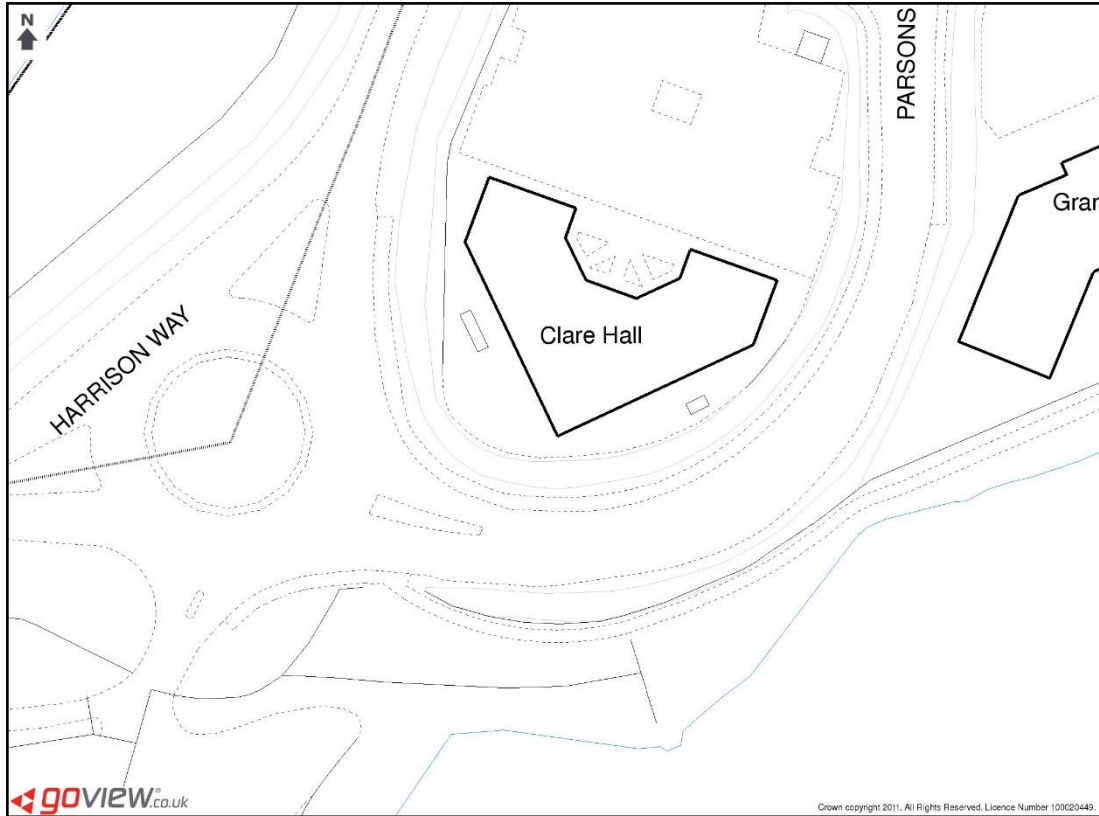
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