

01480 451578

eddisons.com

OFFICE - FOR SALE (MAY LET)

Eddisons



**2 EATON COURT ROAD, COLMWORTH BUSINESS PARK, EATON SOCON,
ST. NEOTS, CAMBRIDGESHIRE PE19 8ER**

PRICE: £299,000

Size: 2,083 sq ft (193.51 sq m)

Rent: £34,000 per annum

- Self-contained open plan offices over two floors
- Separate male, female & disabled WC facilities
- A kitchen on each floor
- 13 on-site car parking spaces

LOCATION

St Neots is a popular market town with a population of approximately 26,000 and is located roughly 50 miles north of London, 15 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north. There is a mainline railway station serving the town with frequent services to London (St Pancras International).

Colmworth Business Park is a modern purposes built office park and comprises a range of modern buildings in a pleasant office park setting. There are wide range of nearby facilities including a hotel, various eateries and supermarkets. The site is approximately 5 minutes drive from the A1 junction with the A428 at Black Cat.



DESCRIPTION

Modern purpose built semi-detached building with open plan offices arranged over two floors. The ground floor includes a glazed entrance lobby with doors off to disabled and female WC facilities, with stairs leading to the first floor and a door leading through to the offices with separate meeting rooms and kitchen with store.

The first floor comprises a landing with separate male & female WCs located off and a door leading through to the office area which has been recently divided to create a series of smaller meeting rooms. There is a separate kitchen and store cupboard.

There are 13 on-site allocated parking spaces which include a disabled parking space. The property is generally well presented and provides high quality open plan offices over two floors.

SERVICES

Mains electricity, gas 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

Offices	96.91 sq m	(1,042 sq ft)
Female & Disabled WCs		
Entrance Lobby		
Kitchen		

First Floor

Offices	96.57 sq m	(1,040 sq ft)
Male & female WCs		
Kitchen		

Total Net Internal Office Area - 193.48 sq m (2,083 sq ft)

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



PRICE

The price will be £299,000 for the freehold interest.

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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VAT

We understand that VAT will be charged in respect of the property.

LEASE TERMS

The property may be available by way of a new lease on terms to be agreed at a rent of £34,000 pa.



RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £36,000.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p 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 bear their own costs incurred in connection with this transaction.



EPC

The property has an EPC of D (89). A copy of the EPC is available on our website.

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

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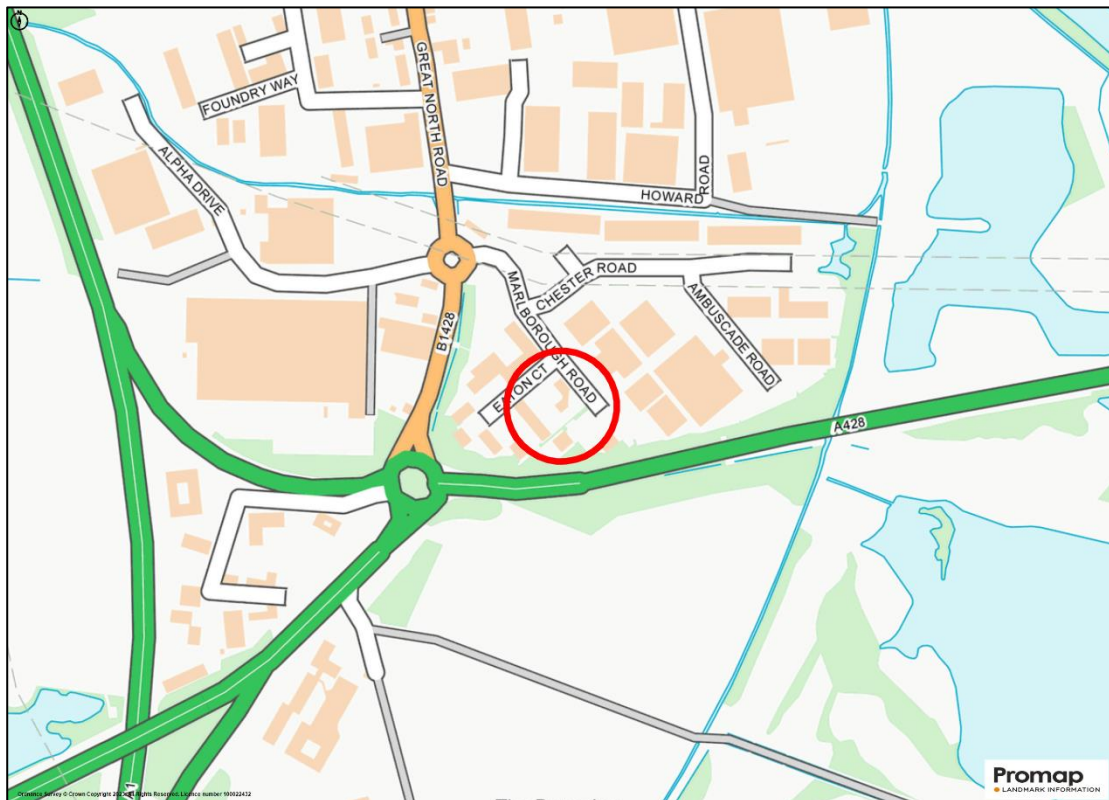
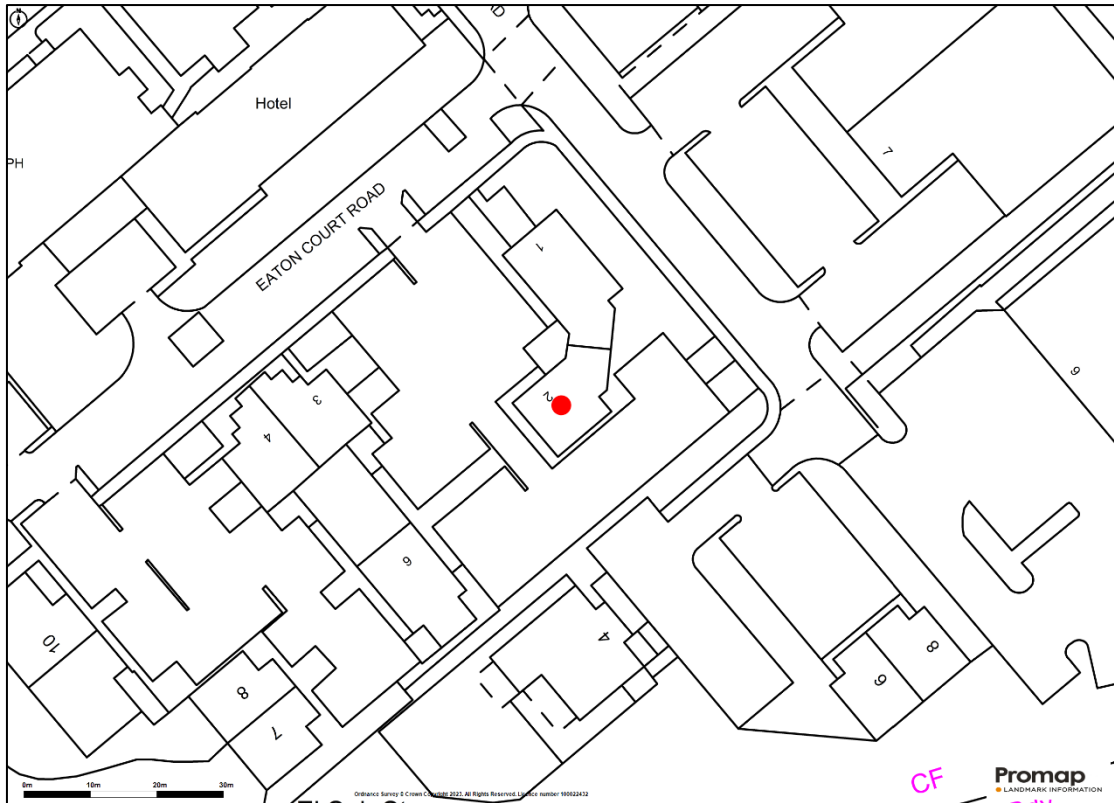
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