

01480 451578

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Office - TO LET

Eddisons



**FIRST FLOOR, 2 LANCASTER HOUSE, MEADOW LANE, ST. IVES,
CAMBRIDGESHIRE PE27 4LG**

Rent: £32,500 per annum

Size: 2,807 sq ft (260.77 sq m)

- Combination of open plan and individual offices
- Passenger lift and door entry system
- Large car park adjacent
- Close to Park & Ride / Guided Bus

LOCATION

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 17,000 and is located approximately 2 miles north of the A14 trunk road. Cambridge lies approximately 12 miles to the south-east, Huntingdon 6 miles to the west, Peterborough 25 miles to the north and central London 60 miles to the south. Road communications to the town are very good via the A14 which has recently been significantly upgraded and provides links to both the A1 to the north and south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge, with direct services to London.

To find the property, proceed onto Meadow Lane, taking the second right turning into the Lancaster House development. The suite is situated on the first floor within the southern elevation.

DESCRIPTION

The offices comprise of first floor offices accessed through a shared reception with the first floor office. The accommodation is largely open plan but with separate individual offices and a kitchen. Male and female toilets are situated adjacent to the entrance lobby.

The offices are modern specification incorporating double glazing, suspended ceilings, and raised floors. Gas fired central heating is fitted throughout.

The property benefits from a number of allocated parking bays within the central car park.

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.

RENT

£32,500 per annum exclusive plus VAT.

LEASE TERMS

The property is available by way of an assignment of the existing lease which expires 13th March 2025. However for interested parties wishing for a longer lease, it is anticipated that this can be negotiated with the landlords if required.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £38,000.

For the year commencing 1 April 2024 rates will normally be charged at 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

Awaiting an updated EPC. The previous EPC rating was a C (57) .

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
(01480) 451578

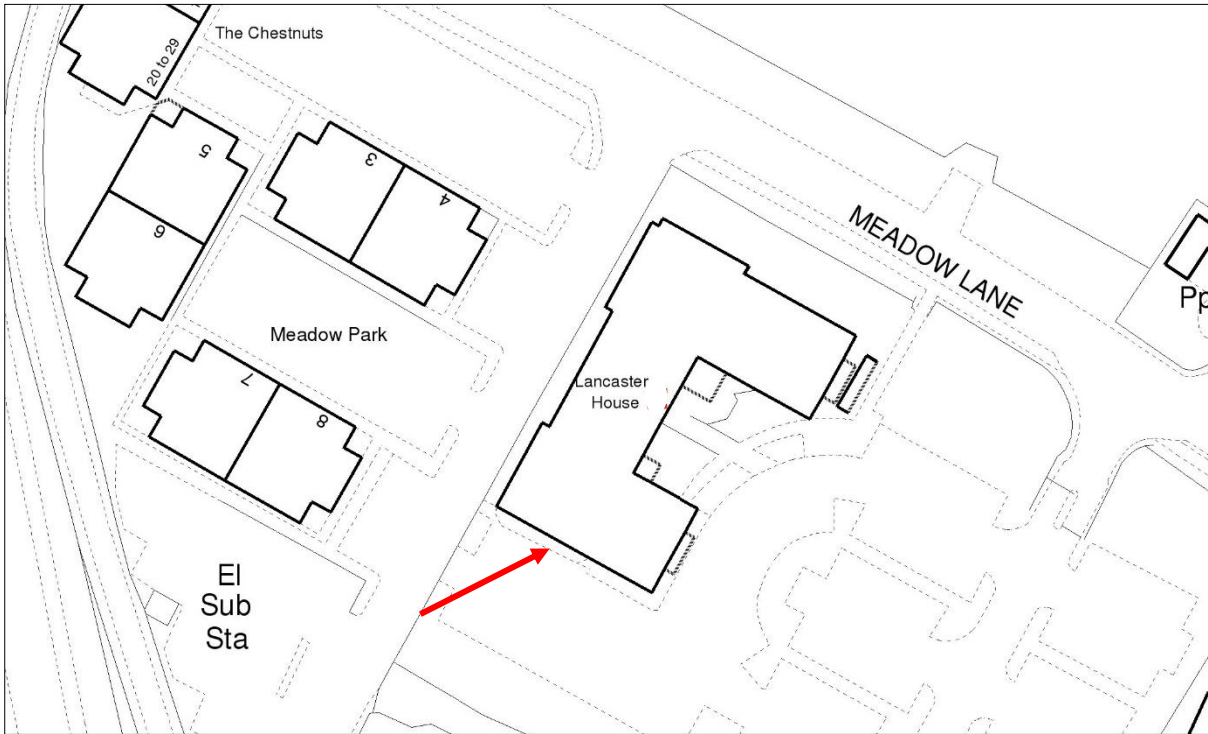
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Important Information

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