



TO LET – NELSON HOUSE

Alington Road, St Neots, Cambridgeshire, PE19 6RE

First and Second floor suites from 1,515 sq ft - 7,620 sq ft with generous parking allocation



KEY HIGHLIGHTS

- HQ style three storey detached office building with attractive riverside balcony views
- 1,261.32 sq m (13,579 sq ft) office building on a plot of approximately 1 acre providing 81 parking spaces (Parking Ratio - 1:167 sq ft)
- Open plan office accommodation with kitchenette and welfare facilities in situ
- Adjacent to the A428 and approximately 1 mile from A1(M) on the Oxford/Cambridge Innovation Arc
- Close walk to Tesco Extra Superstore, petrol station and other local amenities.
- Suitable for a range of office / R&D uses
- The suites are immediately available at a rent of £13.50 per sq ft + VAT



External shot of Nelson House



Internal Office Space



View of the Great Ouse River

LOCATION

Nelson House is prominently located to the immediate south of the A428 at the end of Alington Road. This is an established mixed use commercial area, offering easy access to the A428, A1(M), A14 and M11. It is strategically located for businesses looking to service St Neots and the wider region.

St Neots mainline station sits approximately 2.3 miles to the north and provides a 38 minute service to London Kings Cross station.

Amenity provisions include a Tesco Extra in walking distance of the property with multiple food retailers and hotel within a 1 mile drive.

DESCRIPTION

The property comprises a detached three storey brick built HQ style office building configured to offer a mix of open plan suites.

Nelson House benefits from the following facilities:

- Fully redecorated
- VRF air conditioning throughout
- New suspended ceilings with LED lighting
- Full access raised floors
- New kitchenette on each floor
- 8 person passenger lift
- WC on each floor and shower facilities on the second floor
- External security lighting

ACCOMMODATION

The property has been measured on a net internal basis as highlighted below. All figures are quoted for guidance purposes only.

FLOOR (SUITE)	SQ FT	SQ M
First (5A & 5B)	4,102	381
First (6)	1,515	140.7
Second (7)	2,003	186
Total	7,620	707.7



Top Floor Office Space - Kitchenette



First Floor Office Space



Ground Floor - Kitchenette



Top Floor Office Space

TERMS

The property is available by way of a new lease direct from the landlord at a rent of £13.50 psf exclusive or alternatively is available by way of freehold sale. Please contact the agents for details.

BUSINESS RATES

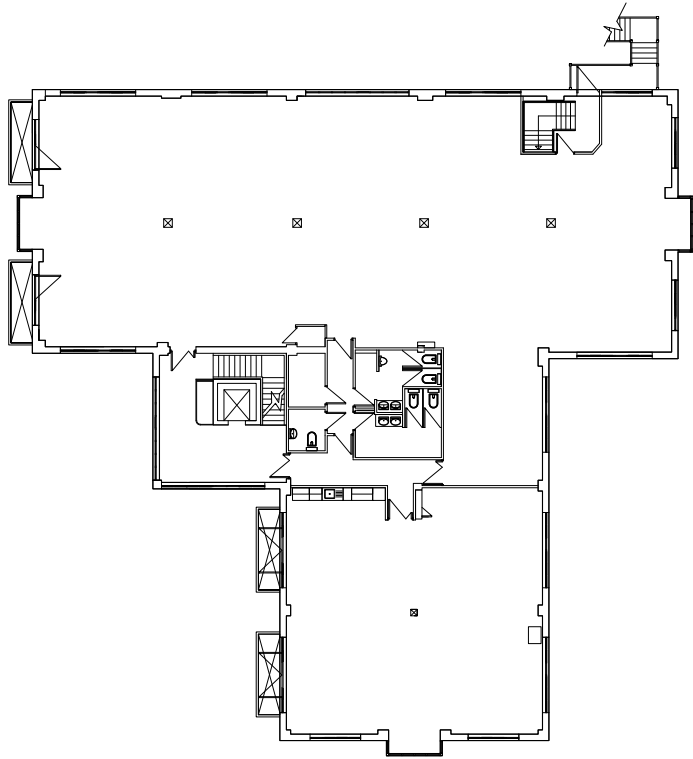
Business Rates for the property are to be confirmed. Applicants are advised to make independent enquiries via Huntingdonshire District Council.

EPC

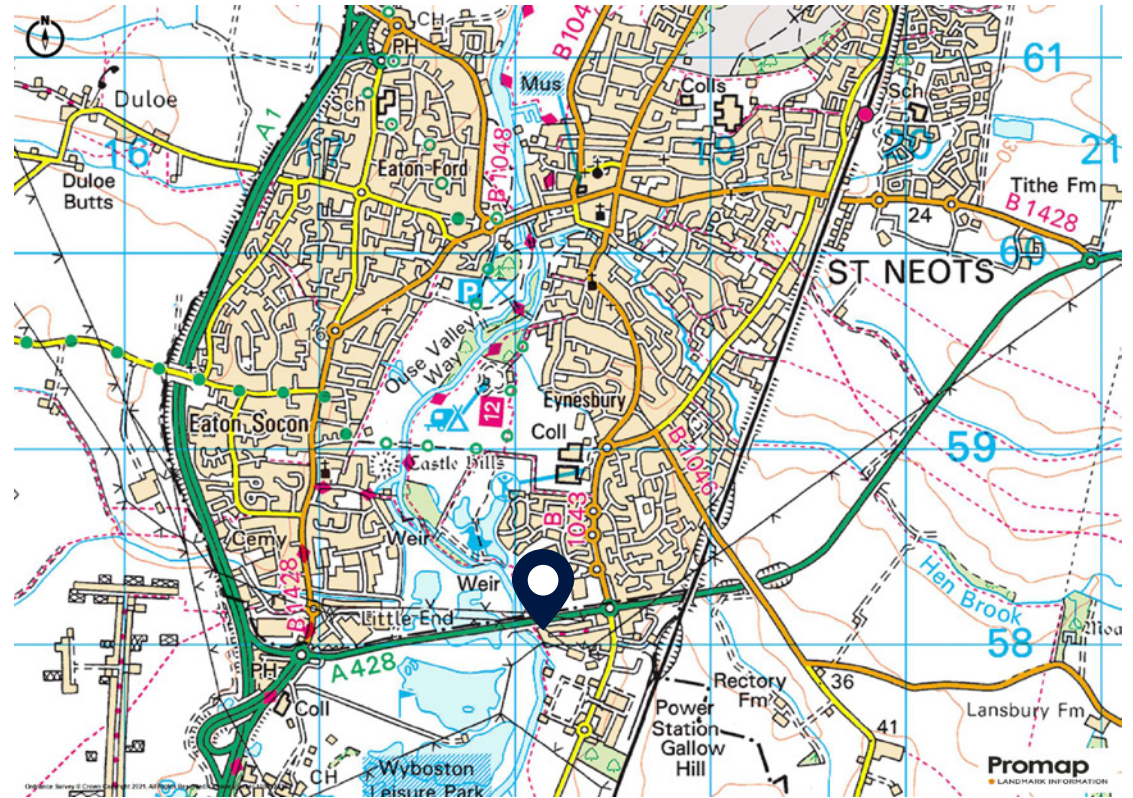
The building has a single EPC rating of D(90).

SERVICES

We understand that mains power and water services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.



Indicative floorplan layout - for identification purposes only



VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agent Savills.

CONTACT

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