

01480 479072 | anne.mcglinchey@brown-co.com



TO LET

Keppel House, Alington Road, St Neots, Cambs, PE19 6YH

GUIDE RENT: £90,000 Per Annum

- Detached Two Storey Office Building
- Located in Picturesque Landscaped Environment Overlooking the River Great Ouse
- Total Net Internal Floor Area – 559 sq m (6,016 sq ft)
- 32 Car Parking Spaces
- Available Immediately
- Bedford – 10 Miles; Huntingdon – 10 Miles; Cambridge – 17 Miles; Peterborough – 25 Miles



Location

St Neots is a rapidly expanding town located on the banks of the River Great Ouse with a population of well over 30,000 residents. Adjoining and nearby settlements such as Little Paxton, increase the population figure to c. 40,000 and there is a significant retail catchment beyond the immediate area.

Benefiting from its rail links to London Kings Cross (typical journey time of 45-55 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford M1 - Milton Keynes route. The opening of the A14 and A428 dual carriageways have significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face, Marks & Spencer Simply Food and Waterstones. There are a range of interesting smaller retailers and St Neots also benefits from a six-screen cinema (Cineworld) and numerous restaurants.

The Property

Keppel House is a detached two storey office building constructed in cavity brick/blockwork around a steel frame, under an artificial slate roof with double-glazed aluminium windows.

Facilities include suspended ceilings with recessed fluorescent lighting, carpeted floors (in part), modern kitchen area and toilet and shower facilities.

Externally, there are 32 car parking spaces.

Accommodation

Ground Floor Offices	280 sq m	(3,009 sq ft)
First Floor	<u>279 sq m</u>	<u>(3,007 sq ft)</u>
Total Net Internal Area	<u>559 sq m</u>	<u>(6,016 sq ft)</u>

Ancillary Accommodation	26.0 sq m	(283 sq ft)
-------------------------	-----------	-------------

Planning

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Services

Services (water, electricity, telecom) are connected to the property. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

Terms

The property is offered on a new full repairing and insuring lease on terms to be agreed.

Guide Rent

£90,000 per annum exclusive and payable quarterly in advance by Bankers' Standing Order.

VAT

VAT is payable at the prevailing rate.

Service Charge

The Tenant will be required to pay a Service Charge. (TBC)

Rates

2023 Rateable Value: £72,500
 2024/2025 Rate Poundage 49.9p/£
 (Note: Transitional Relief/Charge may apply)

Viewing

Strictly by appointment through the sole letting agent:

Brown & Co

The Fairways Wyboston Lakes Wyboston Beds, MK44 3AL

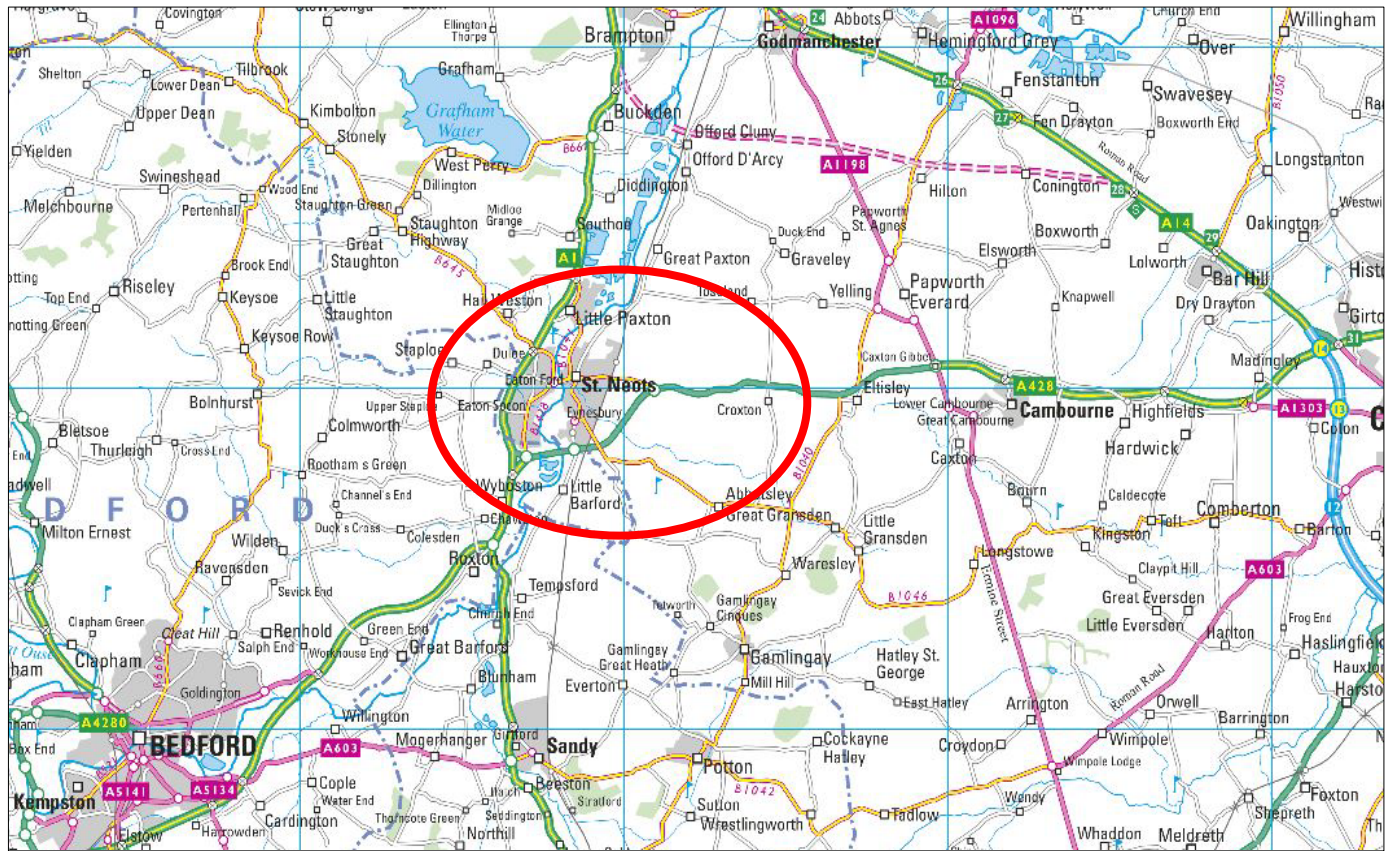
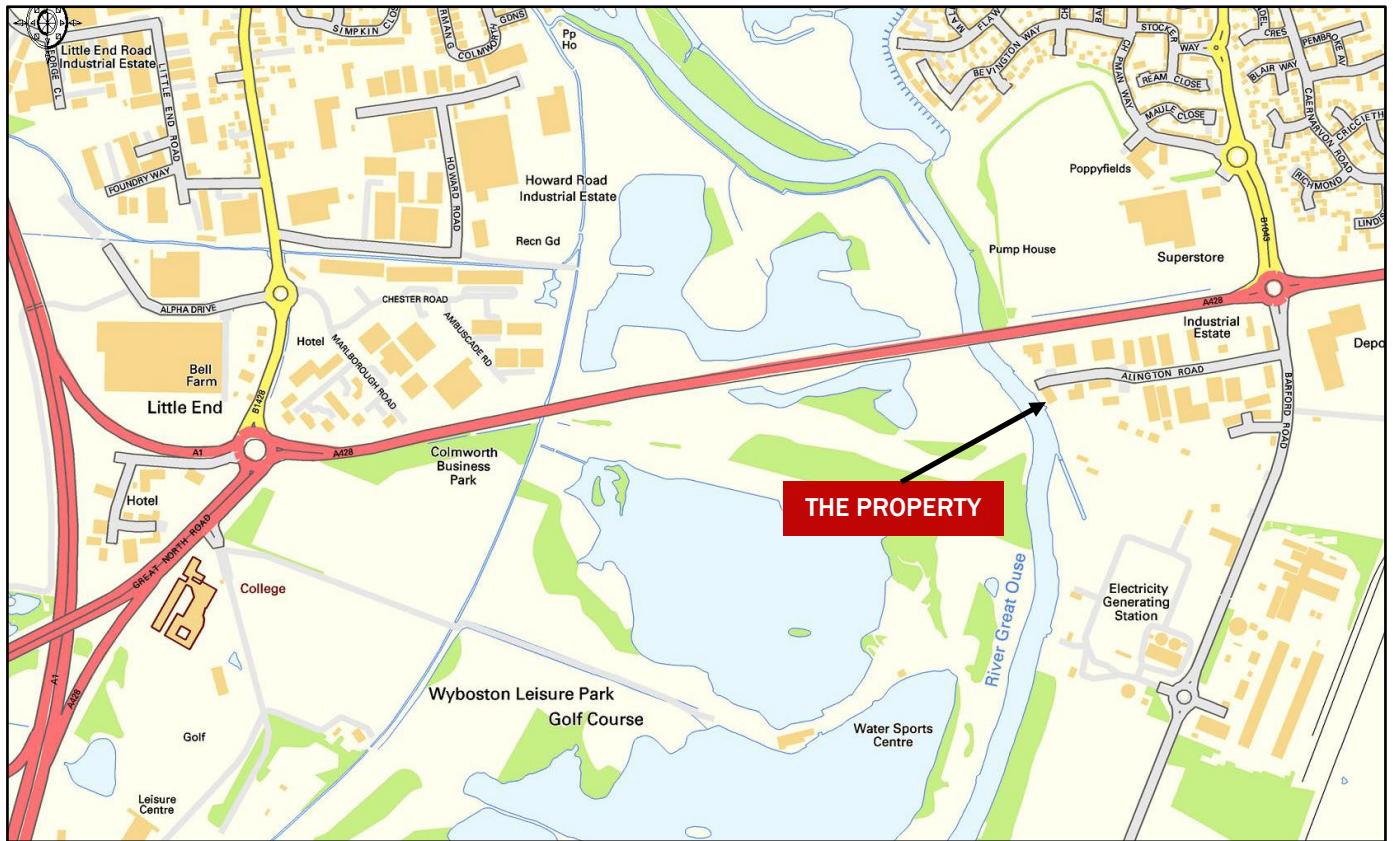
Anne McGlinchey Tel: 01480 479072
 Email: anne.mcglinchey@brown-co.com

Phil Cottingham Tel: 01480 213811
 Email: phil.cottingham@brown-co.com

EPC Rating

Pending.





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.