

FOR SALE (MAY LET) OFFICE WITH VACANT POSSESSION

NELSON HOUSE

Alington Road, St Neots, Cambridgeshire, PE19 6RE



Key Highlights

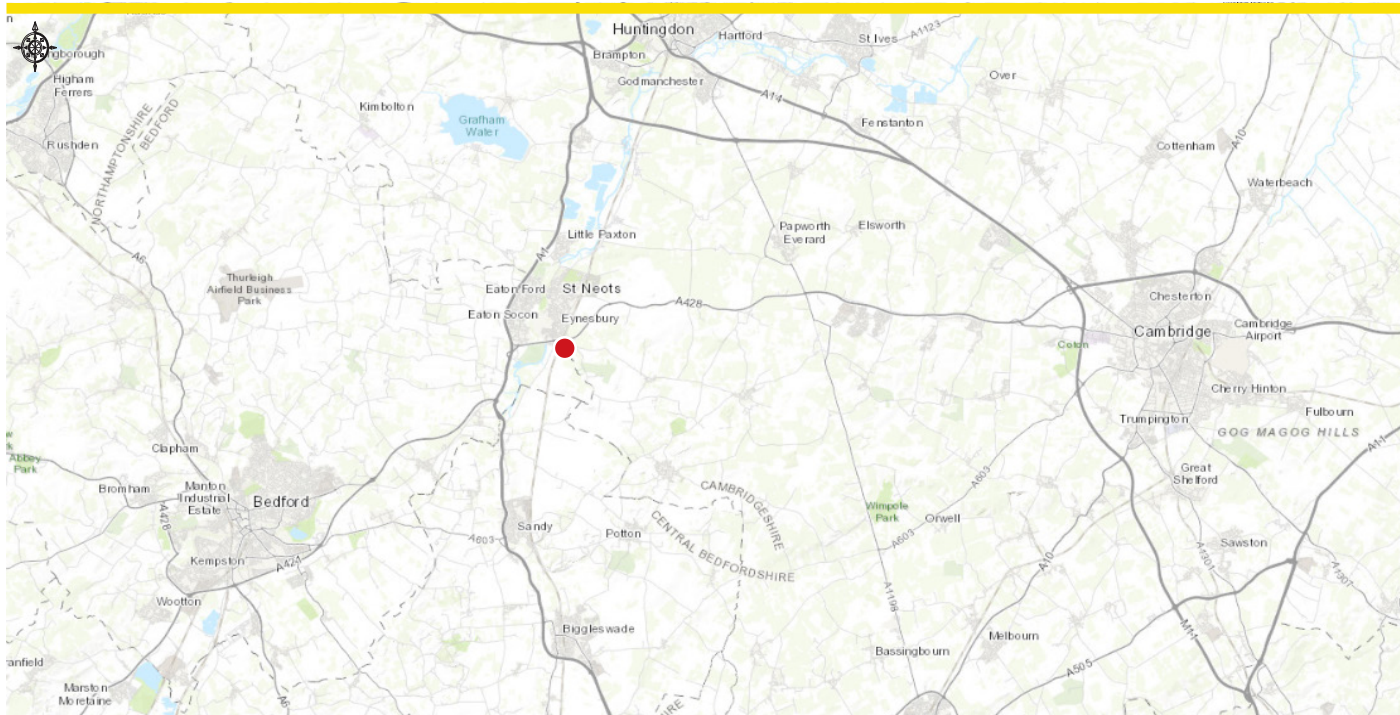
- 1,261.38 sq m (13,579 sq ft)
- HQ style three storey detached office building with attractive riverside balcony views
- Substantial plot providing 81 parking spaces (1:167 sq ft)
- Building capable of easy subdivision into multiple office suites
- Adjacent to the A428 and approximately 1 mile from A1(M) on the Oxford/Cambridge Innovation Arc
- Offers sought in excess of £1.625 million

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Location

Nelson House is prominently located to the immediate south of the A428 at the end of Arlington 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.

Description

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

Nelson House benefits from the following facilities:

- VRF air conditioning throughout
- Suspended ceiling with CAT 2 lighting
- Full access raised floors
- Multiple tea points
- 8 person passenger lift
- WC and shower facilities
- External security lighting

Accommodation

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	537.95	5,791
First Floor	540.16	5,815
Second Floor	183.27	1,973
TOTAL	1,267.38	13,579

The whole site extends to approximately 1 acre (0.4 hectare). The property benefits from 81 parking spaces (1:167 sq ft).

Tenure

The Property is available either by way of freehold sale at a price of £1.625m or alternatively may be available by way of a new lease at a rent of £170,000 per annum exclusive.

Services

We have been advised that mains water, electricity and drainage are available to the site. These have not been tested by the agent. It is recommended that purchasers and their advisors make the necessary enquiries for verification.

EPC

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

Business Rates

The 2017 Rateable Value for the property is stated on the Valuation website as £156,000.

Applicants are advised to make independent enquiries via Huntingdonshire District Council.

VAT

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

Further Information / Viewing

Further information including full plans are available upon request. Please contact the agents to arrange an inspection.

Contact

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