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BARFORDS

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TO LET – Modern Office Suite

First Floor, Unit 1 Magellan House, Compass Point Business Park, St Ives, Cambs, PE27 5JL

GUIDE RENT: £17,950 Per Annum + VAT

- Self Contained First Floor Office
- Close to Guided Busway and Newly Built Morrisons Supermarket and Petrol Filling Station
- Comfort Cooling
- 8 Dedicated Car Parking Spaces
- Established Business Park Location
- Two miles from A14:14 Miles from Cambridge

131.14 sq m (1,412 sq ft)



Location

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial centre with a population of around 16,500 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores, local retailers and a regular street market.

The town also has a strong commercial base and has become an increasingly significant business location due to its accessibility to the national motorway network via the A14 dual carriageway, which links the East Coast ports to the West Midlands and North West. The area has also benefited from its proximity to Cambridge and has proved a popular choice for companies seeking to relocate from the City, particularly businesses in computers and research and development. There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes into Kings Cross from Huntingdon. The guided bus service from St Ives to Cambridge is now operational and the Park and Ride service is located at Meadow Lane, a short distance from the town centre and St Ives Business Park. The journey time from St Ives to Cambridge Science Park is circa 20 minutes.

The Property

The property comprises a first floor office suite within a semi-detached modern two-storey office building. Access is via stairs leading from a shared reception area. The accommodation provides a mix of open plan and cellular offices, kitchen and air conditioned server room. Facilities include comfort cooling, suspended ceiling incorporating recessed lighting, vertical blinds and alarm system.

Accommodation

The property provides the following area:

Description	sq m	sq ft
Unit 1	131.14	1,412

Services

It is understood that telecoms, electricity and water are connected to the property and drainage is to the main sewers.

Interested parties are however advised to satisfy themselves as to the specification and adequacy of service supplies by making their own enquiries to the relevant service providers.

Car Parking

Allocated parking to the front of the unit is available exclusively to the tenants.

Terms

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

Rent

Guide Rent - £17,950 per annum

Subject to VAT and payable quarterly in advance by Bankers' Standing Order.

Service Charge

The tenant will be required to contribute towards an estate service charge, further details are available from the agents.

The service charge includes estate charges, Biffa waste disposal, outer window cleaning, and maintenance of fire and security systems. Electricity is separately metered for the first floor.

Business Rates

2017 Rateable Value: £18,000
2019/2020 Rate Poundage 49.1p/£
(Note: Transitional Relief/Charge may apply)

Legal Costs

Each party will be responsible for their own legal costs.

Viewing & Further Information

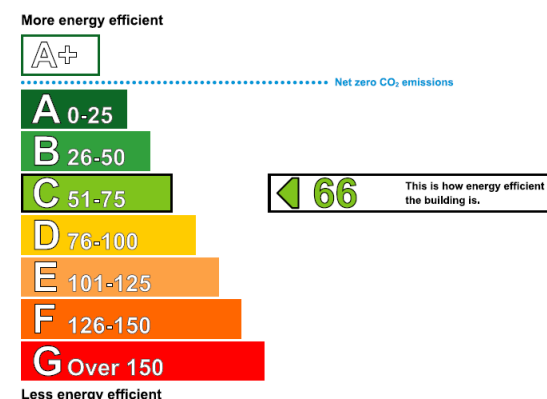
Strictly by appointment with the sole letting agent:

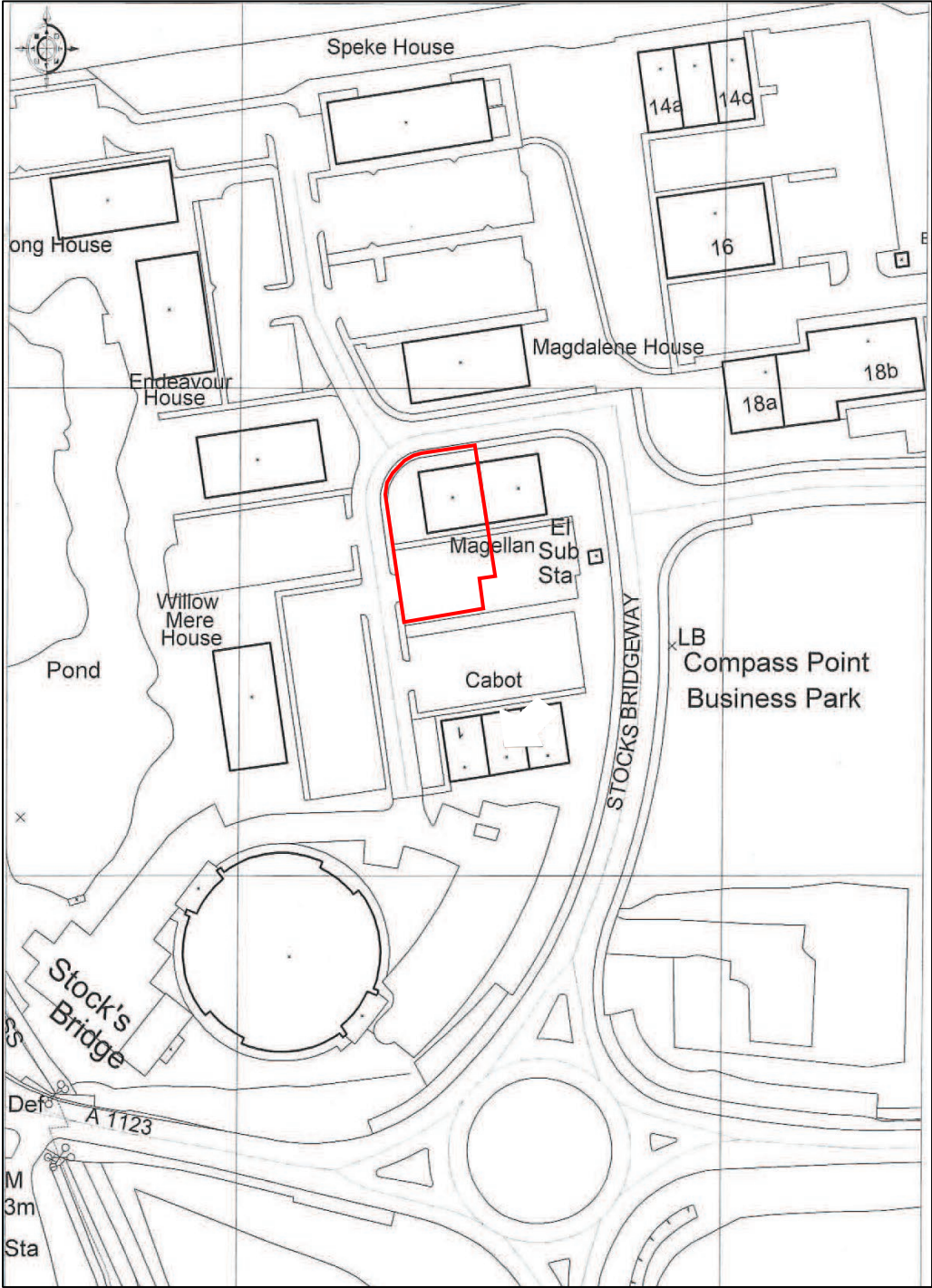
Brown & Co Barfords

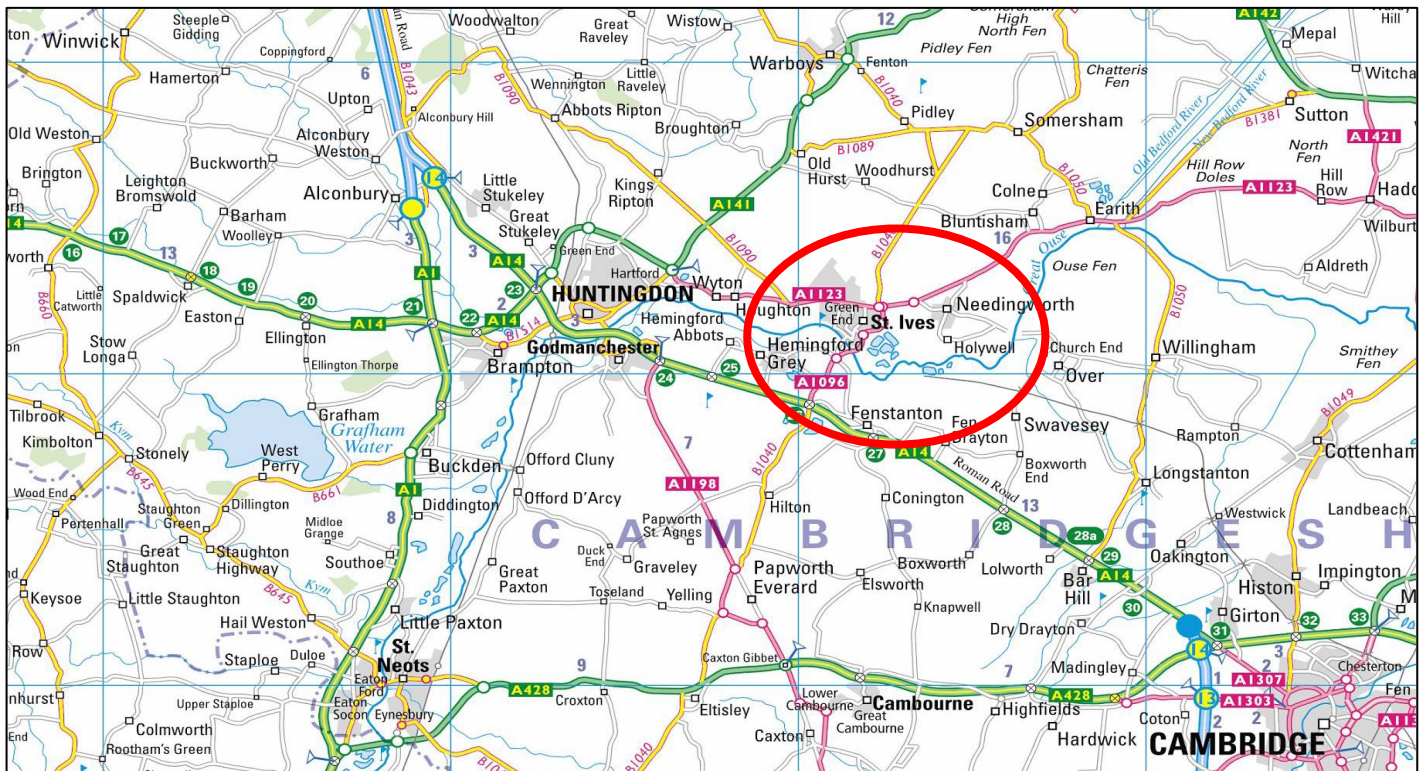
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EPC Rating







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