



01480 213811 | stneots@brown-co.com



TO LET

Suite 3, First Floor, Unity House, Compass Point
Business Park, St Ives, Cambs, PE27 5JL

GUIDE RENT: £42,000 Per Annum Plus VAT

- High Quality First Floor Office Suite on Popular Business Park
- 239.5 sq m (2,577 sq ft)
- 16 Dedicated Car Parking Spaces
- Local Amenities Include Morrisons Supermarket; Aldi; M & S Simply Food; McDonalds; Costa; Subway; Eric's Fish & Chips
- Furniture Available by Separate Negotiation
- A14 – 2 Miles; Cambridge – 14 Miles



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.

Compass Point

Compass Point is a high quality business park located in a prominent position just north of the St Ives Town Centre.

The Property

Unity House comprises a two storey office building. The accommodation offers a first floor suite providing open plan office space with a meeting room comprised of demountable glazed partitioning and a spacious high quality kitchen/casual dining area and benefits from CAT II lighting, air conditioning and shared WC's on the ground and first floor. There is a patio with seating area to the rear of the building overlooking the lake. Furniture and Internet available by negotiation.

Accommodation

The property provides the following area:

Description	sq m	sq ft
Office Suite	208.0	2,239
Break Out Area	17.0	183
Storage	10.0	107
Server Cupboard	<u>4.5</u>	<u>48</u>
TOTAL	239.5	2,577

Car Parking

Externally, there are 16 dedicated car parking spaces.

Terms

The suite is offered on a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

Guide Rent: £42,000 per annum exclusive.

The rent is subject to VAT and payable quarterly in advance by Bankers' Standing Order.

Service Charge

The Tenant will be required to contribute towards the apportioned cost of the buildings insurance, waste bins, water rates, electricity, communal cleaning and maintenance of the exterior of the building, including fire alarm and security alarms, garden maintenance and DHL Service Charge for Compass Point Business Park maintenance.

For budget purposes only – estimated at approx. £900 pcm plus VAT.

Business Rates

2017 Rateable Value: £TBC
2020/2021 Rate Pounding 49.1p/£
(Note: Transitional Relief/Charge may apply)

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & Further Information

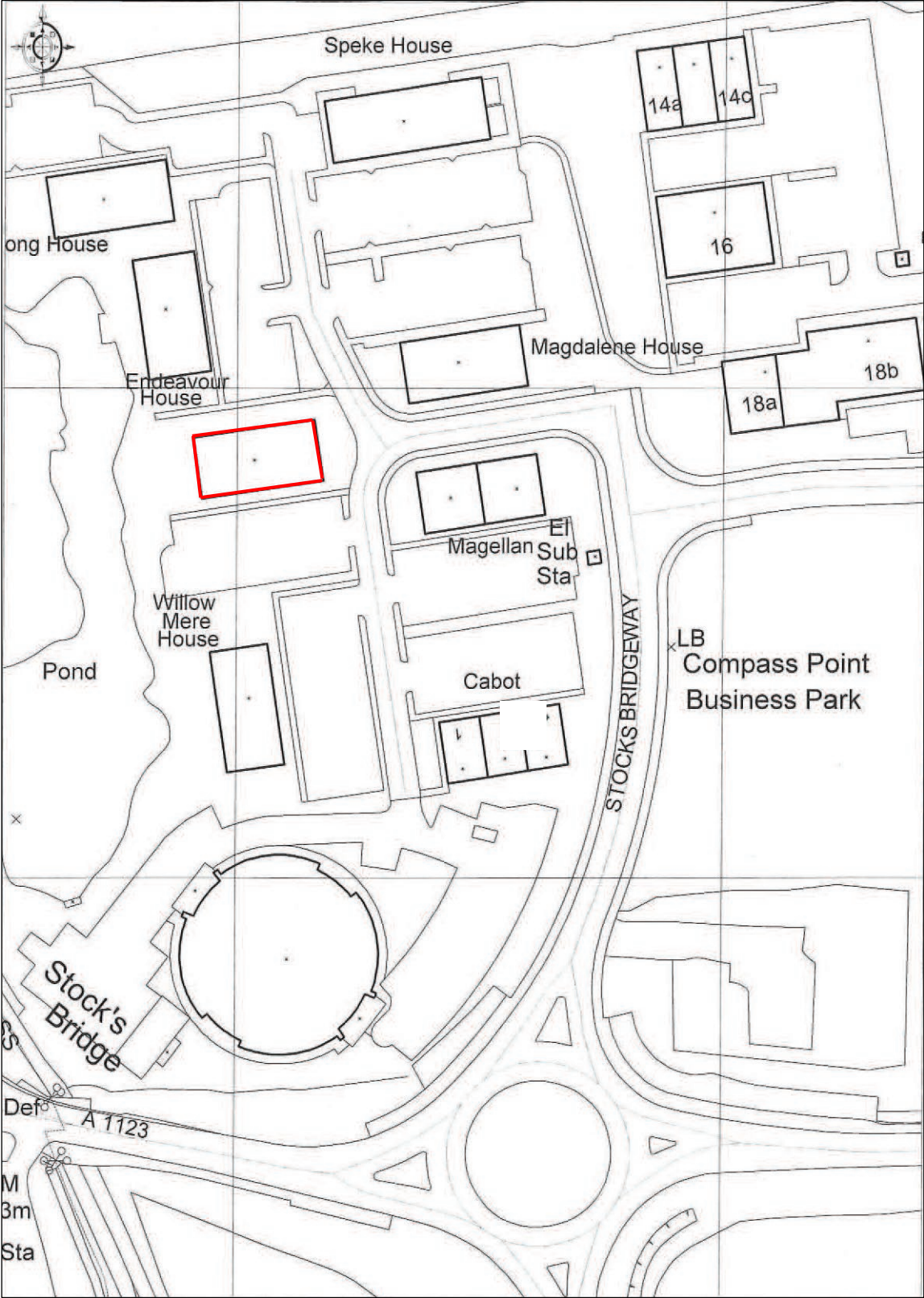
Strictly by appointment with the sole letting agent:

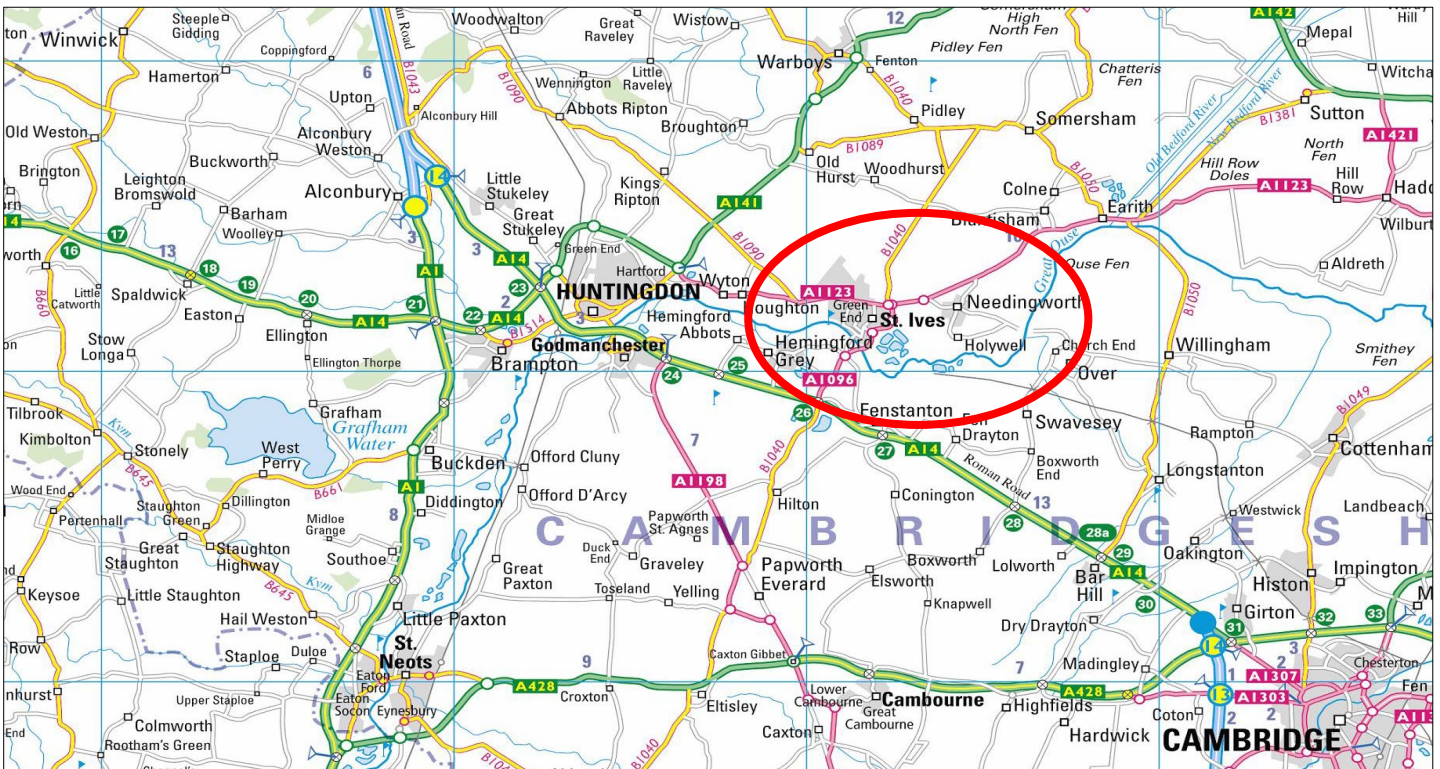
Brown & Co Barfords

The Fairways
Wyboston Lakes
Great North Road
Wyboston
Beds MK44 3AL

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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.