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BARKER STOREY
MATTHEWS

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INDUSTRIAL/BUSINESS UNITS - TO LET/FOR SALE



**CHESTNUT COURT, WILLOW ROAD, THE LAKES BUSINESS PARK,
ST IVES, CAMBRIDGESHIRE PE28 9ET**

Sizes from: 2,225 sq ft

(207 sq m)

Rent from: £18,580 per annum

Price from: £301,500

**NEW INDUSTRIAL/BUSINESS
UNITS**

- Excellent location on site
- Easy access to the A14
- Private parking with each unit
- Each unit includes high quality offices

Location

The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The recently upgraded A14 trunk road lies just to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge.

The Lakes Business Park is situated just to the south of the former A14 at the junction with the B1040. The site as a whole is being developed with a mix of office, R&D, light industrial and warehouse units with sites already developed and occupied by Vindis Bentley, Cambridgeshire Police, and Cambridgeshire Bathrooms. Several other sites are in the process of being developed by owner occupiers. Chestnut Court is situated in a prominent position close to the entrance to the development.

Description

Chestnut Court comprises a new development of seven light industrial/business units each with its own private car parking spaces. The units are of steel portal frame construction underneath a pitched roof and each unit will have its own office and WC facility. The units have been designed to be flexible allowing for the expansion of offices at both ground and first floor level if required. A full specification and floor plans can be provided upon request.

Note

The landlord will make a charge upon completion of sale or letting for the connection of Fibre Broadband and unit sign.

Accommodation

See attached schedule.

Lease Terms

The units are available for sale or to lease at prices and rents shown on the attached schedule. Leases will be for a term of 9 years subject to 3 yearly upward only rent reviews to open market value or 2% per annum compound interest, whichever is the higher.

Rates

To be assessed. The agents are able to provide an estimate upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation of the sale/lease contract documentation or lease.

Service Charge

The development will be subject to an estate service charge, further details available from the agents.

EPC

There are individual EPC's for all units – available via the agents.

Viewing

Strictly by appointment with the sole agents:-

Barker Storey Matthews

150 High Street,
Huntingdon,
Cambs, PE29 3YH

Contact: Richard Adam

richard.adam@eddisons.com

(01480) 451578

Ref: 7U117.V13 200827rv



Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

AVAILABILITY SCHEDULE

Unit No.	Area			Car Parking Spaces	Price (£)	Rent (£)	Status
	Ground Floor	FF Offices	Total				
1	158 sq m (1,700 sq ft)	49 sq m (525 sq ft)	207 sq m (2,225 sq ft)	5	£301,500	£18,580	Available
2	120.5 sq m (1,300 sq ft)	-	120.5 sq m (1,300 sq ft)	2			SOLD
3	120.5 sq m (1,300 sq ft)	-	120.5 sq m (1,300 sq ft)	2	£176,500	£11,635	Under Offer
4	120.5 sq m (1,300 sq ft)	-	120.5 sq m (1,300 sq ft)	2			SOLD
5	158 sq m (1,700 sq ft)	49 sq m (525 sq ft)	207 sq m (2,225 sq ft)	5			SOLD
6	158 sq m (1,700 sq ft)	49 sq m (525 sq ft)	207 sq m (2,225 sq ft)	6	£301,500	£18,580	Under Offer
7	158 sq m (1,700 sq ft)	49 sq m (525 sq ft)	207 sq m (2,225 sq ft)	5			LET

All Prices are plus VAT.

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