01480 451578
eddisons.com

New Business Units - TO LET

Eddisons
Incorporating Barker Storey Matthews

Artist's impression – subject to final confirmation

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

Rent from: £13,755 pa

Size from: 122 sq m (1,310 sq ft) to 270 sq m (2,900 sq ft)

- Brand new business unit development
- Anticipated date for completion Summer 2022
- Excellent location adjacent to former A14
- Private parking with each unit
- Each unit includes high quality offices
- Potential to create larger size options subject to building timetable

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 lies to the south of the town providing a much improved link between East Coast ports and 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 has undergone considerable development in the last few years with a mixture of offices, R&D, light industrial and warehouse units, with sites already developed and occupied by Vindis Bentley, Cambridgeshire Police, and Cambridgeshire Bathrooms. In addition, three small unit developments at Willow Court, Oak Court, and Chestnut Court have now been completed and are all let and sold. Within The Lakes Business Park, the large site at the rear of the estate has now been sold to a single occupier for which purpose built new premises are being constructed. Beech Court is the final remaining new site within the development.

DESCRIPTION

Beech Court comprises of a brand new development of seven light industrial/business units each with its own private parking spaces. The units will be 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 (Subject to planning permission). Potential to create larger size options subject to building timetable. A full specification and floor plans can be provided upon request.

ACCOMMODATION

See attached schedule.

BUSINESS RATES

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

LEASE TERMS

The units are available upon a new full repairing and insuring lease incorporating upward only rent reviews.

Interested parties are able to secure premises by completion of an Agreement for Lease with deposit – further details available from the agent.

LEGAL COSTS

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

SERVICE CHARGE

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

EPC

There will be individual EPC's for each unit provided upon completion.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Richard Adam
richard.adam@eddisons.com
(01480) 451578

Ref: 7U118
211119

Artist's impression – subject to final confirmation

Photograph above shows completed unit within nearby Chestnut Court. Design and appearance may change. *(this image is provided for indicative purposes only)*

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

AVAILABILITY SCHEDULE

Unit No.	Area			Car Parking Spaces	Rent (£)	Status
	Ground Floor	FF Offices	Total			
1	170.5 sq m (1,835 sq ft)	60 sq m (645 sq ft)	230.5 sq m (2,480 sq ft)	5	£23,560	Available
2	122 sq m (1,310 sq ft)	-	122 sq m (1,310 sq ft)	3	£13,755	Available
3	158.5 sq m (1,700 sq ft)	-	158.5 sq m (1,700 sq ft)	4	£17,850	Available
4	138.5 sq m (1,490 sq ft)	-	138.5 sq m (1,490 sq ft)	3	£15,645	Available
5	175 sq m (1,880 sq ft)	-	175 sq m (1,880 sq ft)	4	£19,270	Available
6	200 sq m (2,150 sq ft)	-	200 sq m (2,150 sq ft)	5	£20,962	Available
7	200 sq m (2,150 sq ft)	70 sq m (750 sq ft)	270 sq m (2,900 sq ft)	6	£27,550	Available

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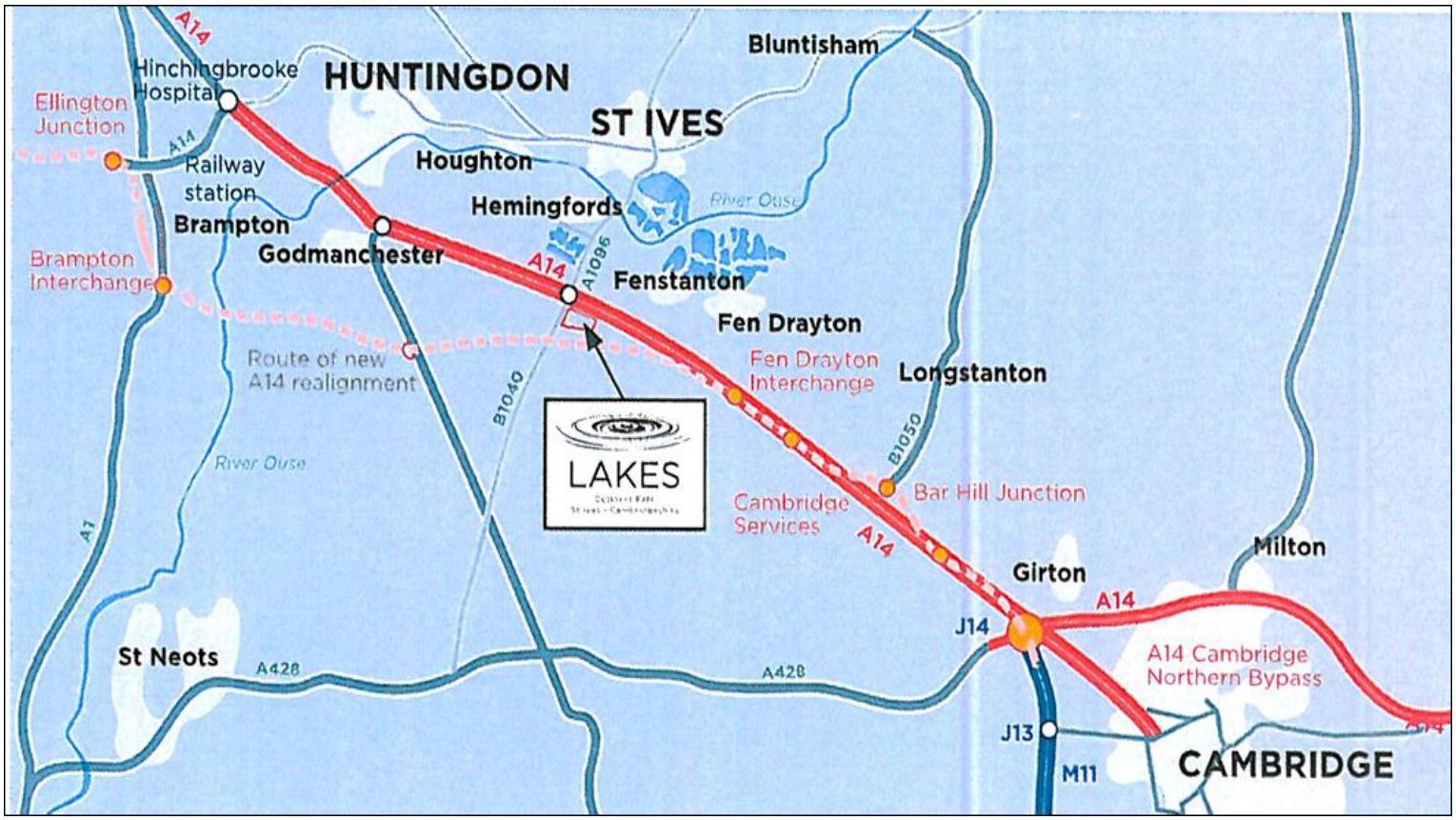

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