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**BARKER STOREY
MATTHEWS**

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INDUSTRIAL - TO LET



Photo awaited - building now completed. Image is previous CGI used to identify premises which is middle detached unit

3 WILLOW COURT, THE LAKES BUSINESS PARK, ST IVES, CAMBRIDGESHIRE PE28 9RD

Size: 2,300 sq ft (213.67 sq m)

Rent: £25,000 per annum

BUSINESS UNIT

- Modern business unit
- 6 parking spaces
- Offices and storage
- Good location

Location

The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles northwest of Cambridge and 5 miles east of Huntingdon. The A14 lies just to the south of the town, and has been upgraded recently between Huntingdon and Cambridge, and provides a link with the 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 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. Further occupiers are to be announced shortly. Willow Court is situated in a prominent location within the development adjacent to the Cambridgeshire Police site - see plan for further information.

Description

Willow Court comprises a new development of four light industrial/business/warehouse units each with its own private parking spaces. The unit is of steel portal frame construction underneath a pitched roof and the unit has its own offices, WC and kitchenette.

A brief summary is as follows:

- Comfort cooling to offices
- Three phase power supply
- Electric roller-shutter door
- Allocated parking
- Double glazing
- Carpeting and lighting to offices

The accommodation comprises of an entrance lobby with stairs to a large first floor office incorporating a kitchenette. The owners have also created an additional office/meeting room at ground floor level under the office section.

Otherwise the ground floor is a good sized open storage/factory area. Ground floor WC.

Services

Mains, electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Accommodation

Total GIA 2,300 sq ft (213.6 sq m)

All measurements above are approximate.

Lease Terms

The property is available by way of a new lease for a term to be agreed.

Rates

We understand from internet enquiries made from the VOA website that the property has a rateable value of £11,500 (estimate based on similar unit next door – subject to final confirmation).

For the year commencing 1 April 2020 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

Rent

£25,000 per annum plus VAT.

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

EPC

The property has an EPC of B (32). A copy of the EPC is available on our website.

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

Viewing

Strictly by appointment with the sole agents:-

Barker Storey Matthews

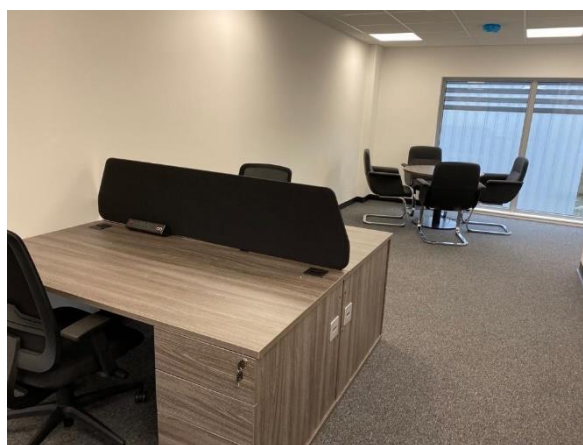
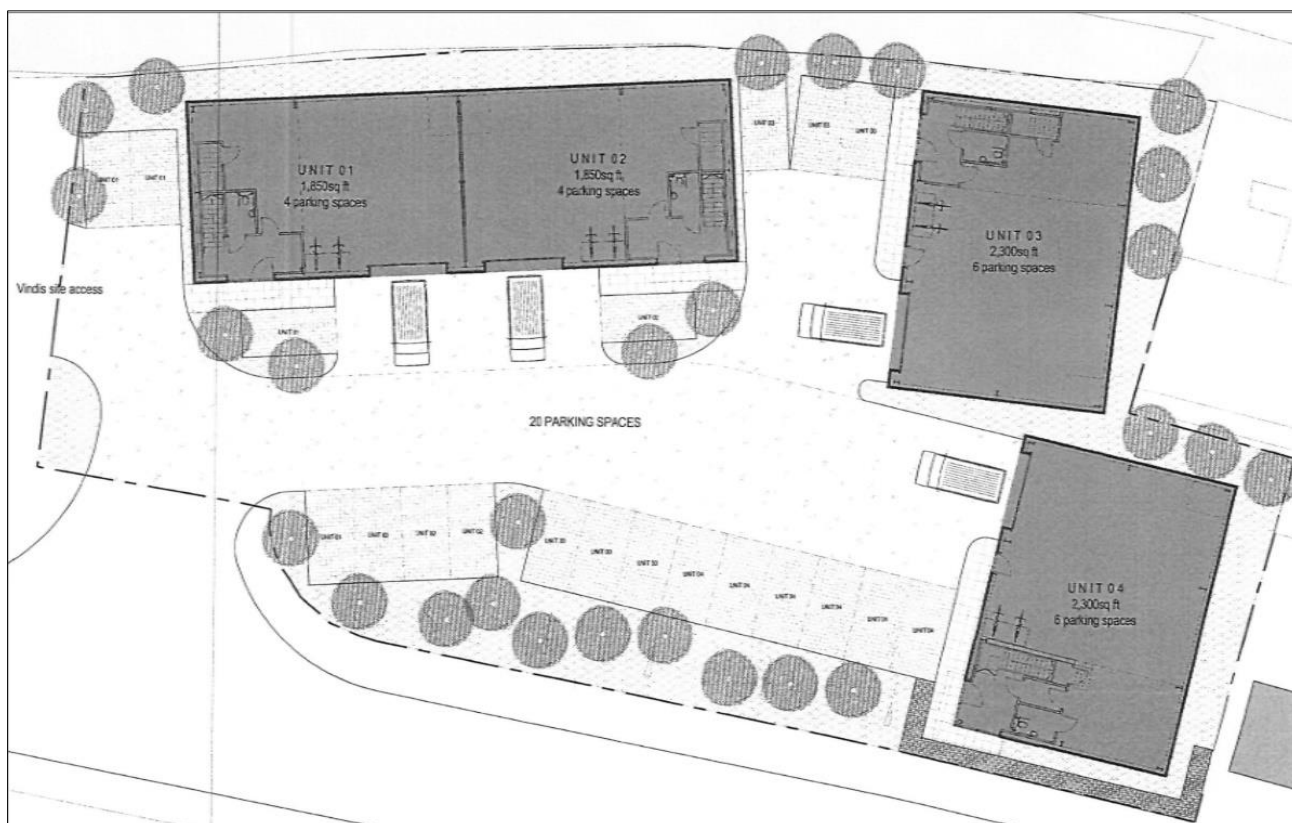
150 High Street, Huntingdon, Cambs, PE29 3YH.

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