

01480 451578

eddisons.com

New Business Units - TO LET

**Eddisons**

Incorporating Barker Storey Matthews

**Last Remaining Unit**



**UNIT 5, BEECH COURT, WILLOW ROAD, THE LAKES BUSINESS PARK, ST IVES,  
CAMBRIDGESHIRE PE28 9RF**

**Rent: £19,270 pa**

**Size: 175 sq m (1,880 sq ft)**

- Brand new business unit development
- Excellent location adjacent to former A14
- Allocated parking with each unit
- High quality reception / office
- Potential to create additional offices internally

## 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).

Each unit has allocated parking externally and a concrete apron in front of the loading door for deliveries.

Three-phase power is installed as standard.

## BUSINESS RATES

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

## RENT

£19,270 per annum. Plus VAT

## 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  
Cams  
PE29 3YH

Contact: Matthew Hunt / Richard Adam  
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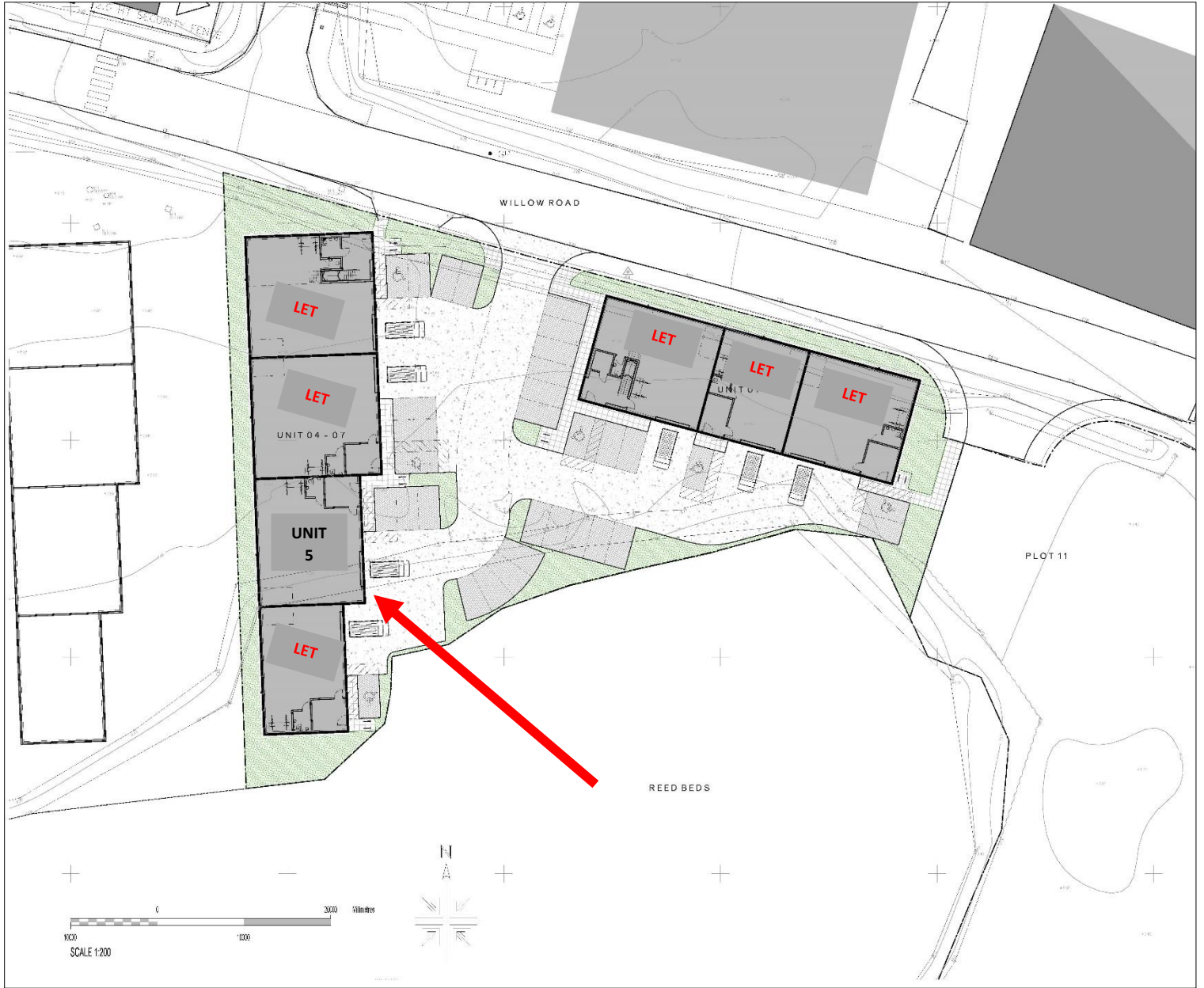
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### Important Information

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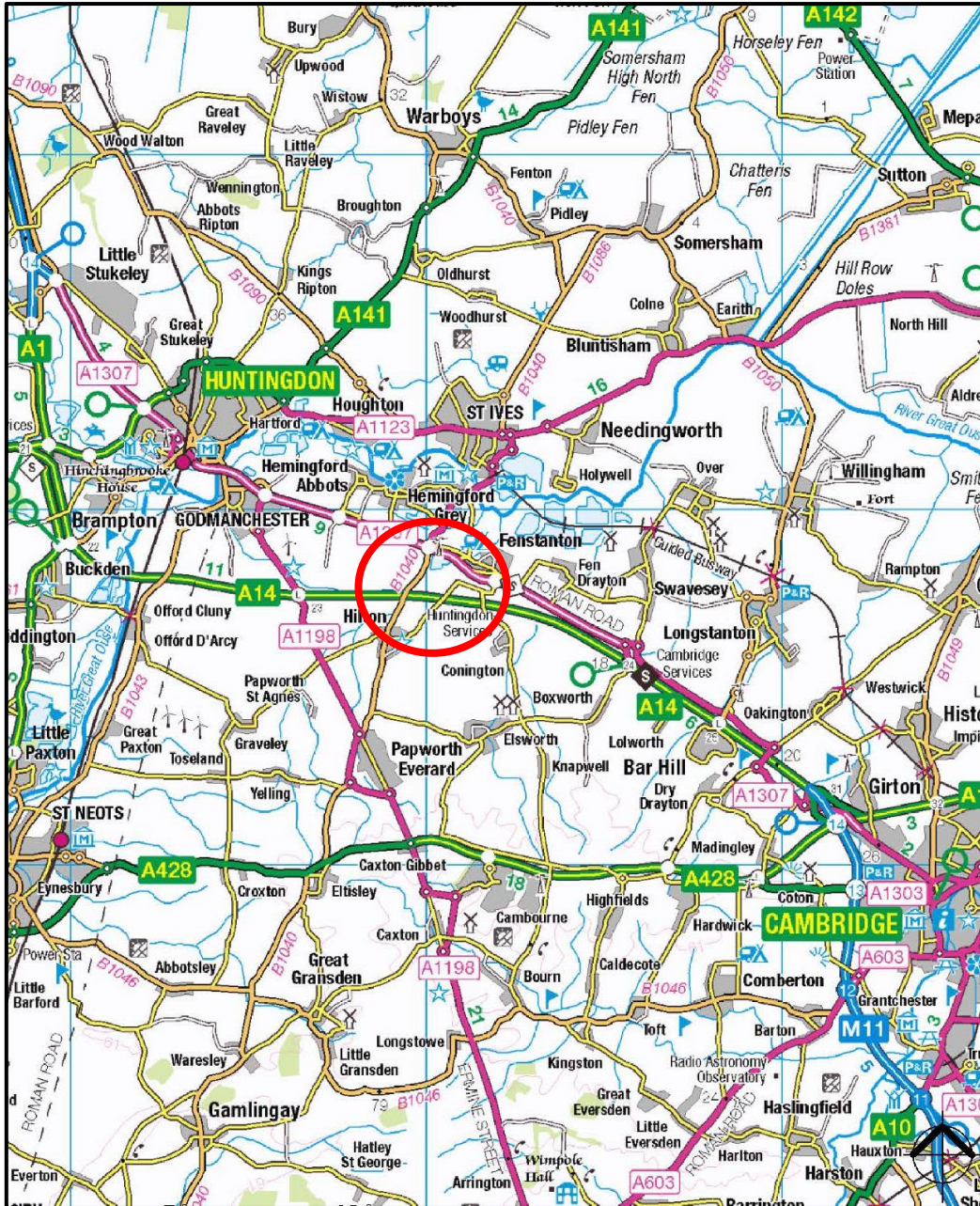
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