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TO LET – Ground and First Floor Office Suites 2 Huntingdon Street, St Neots, Cambs, PE19 1BG **GUIDE RENT: ON APPLICATION**

- Offices to Let in Popular Town Centre Location
- Located Close to New Cinema and Restaurant Complex
- Private Suites Available from 11.7 sq m (126 sq ft) to 33.35 sq m (359 sq ft)
- Dedicated Parking
- Pay as you Go Desks
- Virtual Office Services
- Dedicated Broadband Services – 80/20 Mbps



St Neots

St Neots is a market town located on the banks of the River Great Ouse. It is Cambridgeshire’s third largest centre with a population of approximately 30,000 (including Little Paxton) and a catchment of around 70,000 within a 15 minute drive time. The town is a major growth centre within Cambridgeshire. Current and anticipated housing allocations including the Love’s Farm development at Cambridge Road, which has already started, suggest that the population will increase to around 35,000 people within the next 2-3 years. In addition, the township of Cambourne, located on the A428 some eight miles to the east of St Neots, is now well under construction. When completed, it is understood that Cambourne will have around 10,000 residents.

Benefitting from its rail links to Kings Cross (typical journey time of 50 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428 Cambridge – Bedford route. The opening of the A14 (A1/M1 link) in 1997 has also significantly improved accessibility to the Midlands and the North West.

The town centre has a good range of shopping facilities with many national multiple retailers represented, including Boots, Waitrose, Co-op, Dorothy Perkins, Edinburgh Woollen Mill, M & S Simply Food and Argos. There are a range of smaller retailers and Beales department store.

The development of a Town Centre six screen cinema and four restaurants including Pizza Express, Frankie and Bennys and Prezzo opened in 2015.

Car Parking

Dedicated parking is available.

Services

- Pay as you Go Desks
- Virtual Services
- Meeting Room
- Private Office Suites

Schedule of Accommodation

Offices are available from individual desks to single suites.

Terms

The suites are available by way of new licences on terms to be agreed. Short term lettings considered.

Guide Rent

On Application.

Licence agreement on flexible terms.

Viewing & Further Information

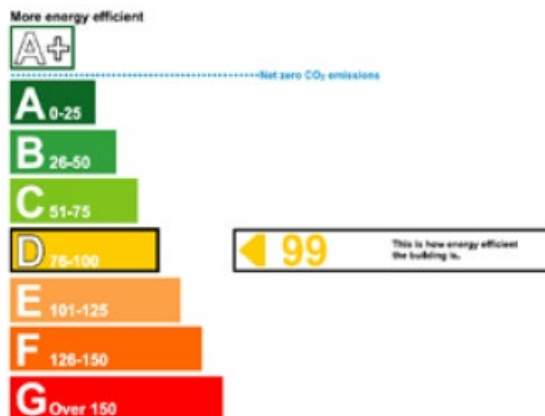
Strictly by appointment with the sole letting agent:

Brown & Co Barfords

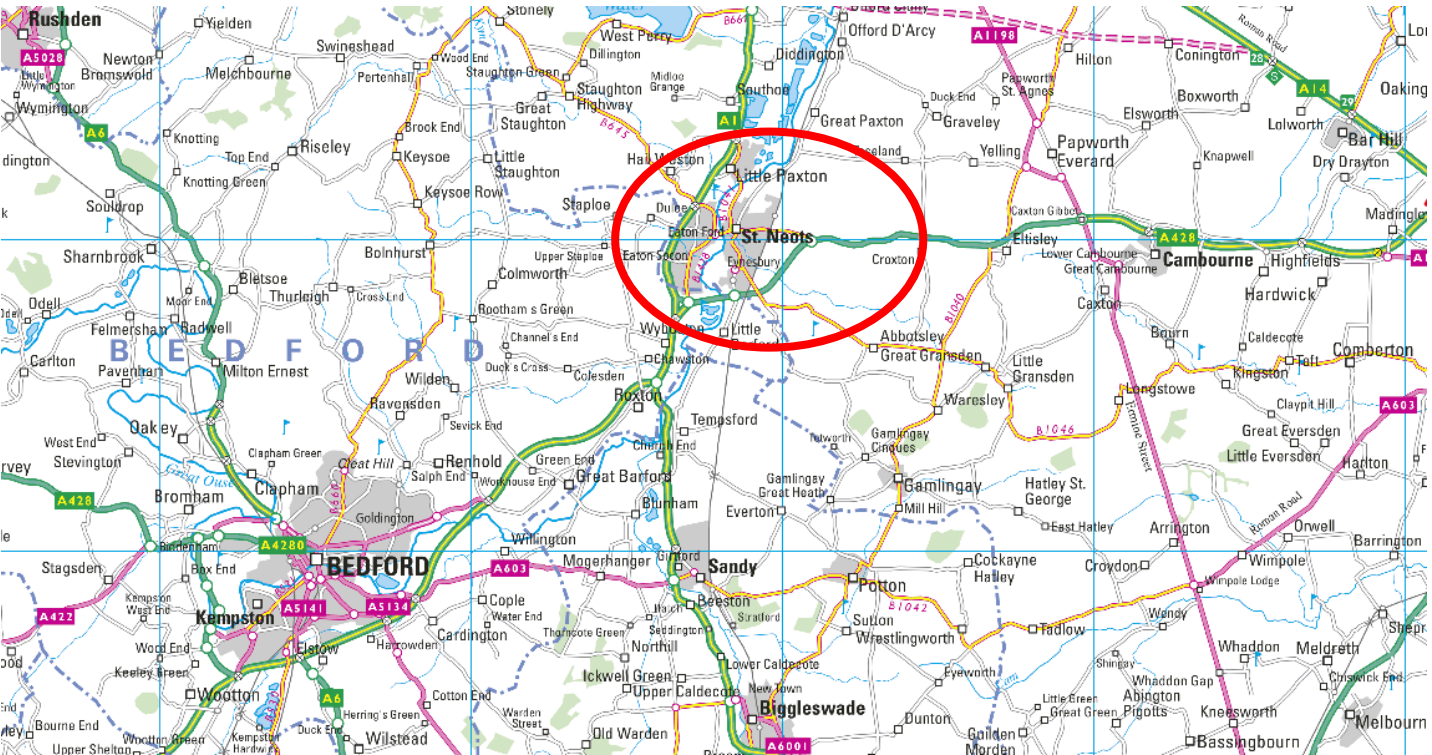
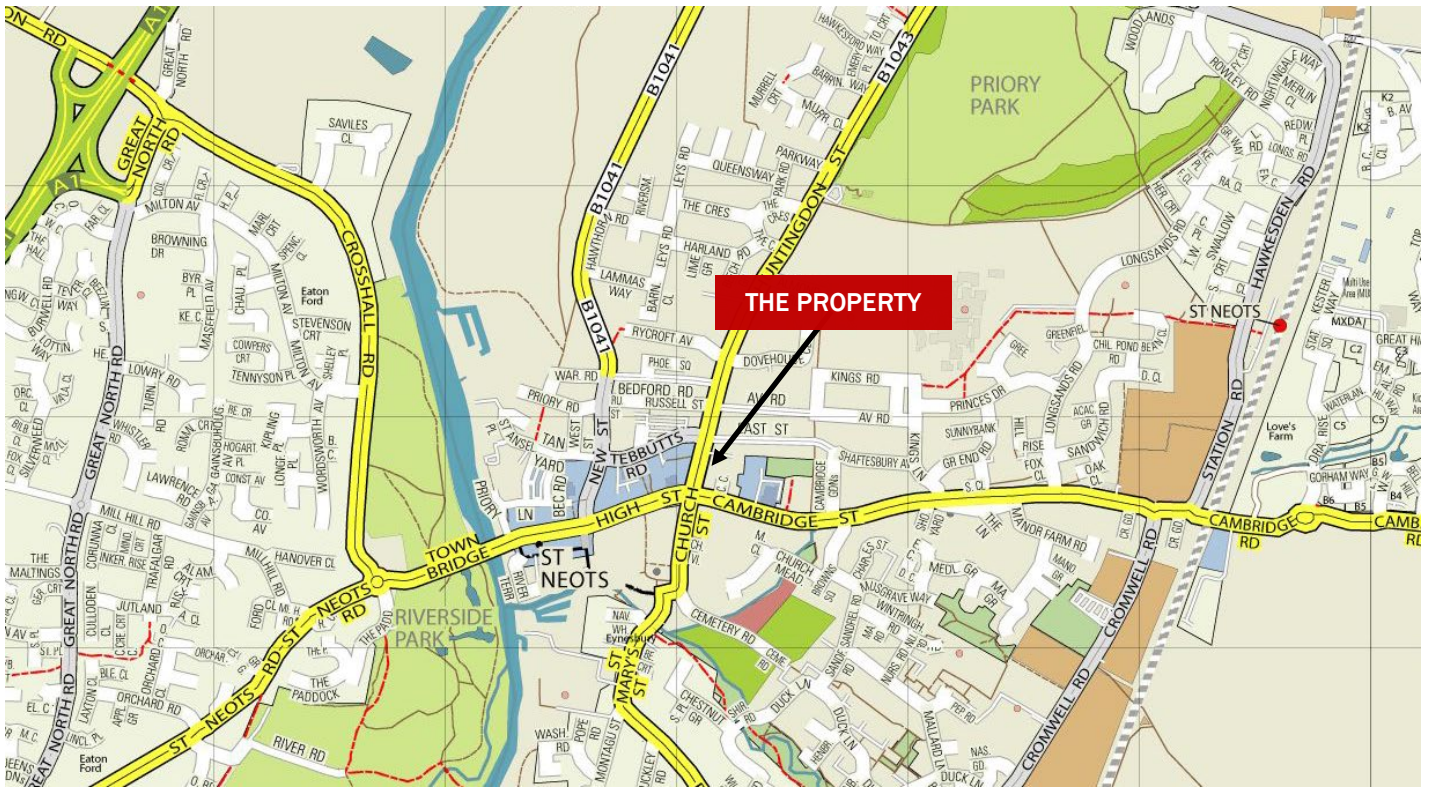
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EPC







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