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HYDRAULICS

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TRANSCOUNTER
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01480 497725

20 Edison Road
St Ives, Cambridgeshire, PE27 3LF

BROWN & CO

20 Edison Road, St Ives, Cambridgeshire, PE27 3LF

Warehouse/Showroom

Total Floor Area – 432 sq m (4,648 sq ft) Approx

Popular St Ives Industrial Estate

Rare Opportunity to Purchase

TO LET / MAY SELL

Guide Rent - £28,000 per annum

Guide Price (Freehold) - £350,000



LOCATION

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial centre with a population of around 17,000 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores, local retailers and a regular street market.

The town also has a strong commercial base and has become an increasingly significant business location due to its accessibility to the national motorway network via the A14 dual carriageway, which links the East Coast ports to the West Midlands and North West. The area has also benefited from its proximity to Cambridge and has proved a popular choice for companies seeking to relocate from the city, particularly businesses in computers and research and development.

There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes into Kings Cross from Huntingdon. There is a guided bus service from St Ives to Cambridge and the Park and Ride service is located at Meadow Lane, a short distance from the town centre and St Ives Business Park. The journey time from St Ives to Cambridge Science Park is circa 20 minutes.

DESCRIPTION

The property comprises of a warehouse with showroom and first floor office space constructed using a portal steel frame, with breeze block, brick walls and sheet steel. Eaves height: 5.6 m; Roller shutter door (width) 4.6 m; (height) 4.7 m.

There is ample parking to the front - 6 car spaces.

ACCOMMODATION

The property provides the following approximate floor areas –

AREA	SQ M	SQ FT
Warehouse	120	1,296
Ground Floor Reception	24	264
Ground Floor Showroom	53	570
Ground Floor Storage	55	592
First Floor Offices	70	753
First Floor Storage	109	1,173
Total Floor Area	432	4,648

SERVICES

It is understood that mains water, gas and electricity (3-phase) are connected to the property. Drainage is to the mains sewers.

TOWN AND COUNTRY PLANNING

The property benefits from planning permission for Classes E, B2, B8 [TBC] use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the relevant local authority to ensure the planning is adequate for their proposed business use.

LEASE & RENTAL TERMS

The property is available on a new Full Repairing and Insuring basis on terms to be agreed. Alternatively, consideration will be given to a freehold sale.

RENT

Guide Rent: £28,000 per annum exclusive.

PRICE

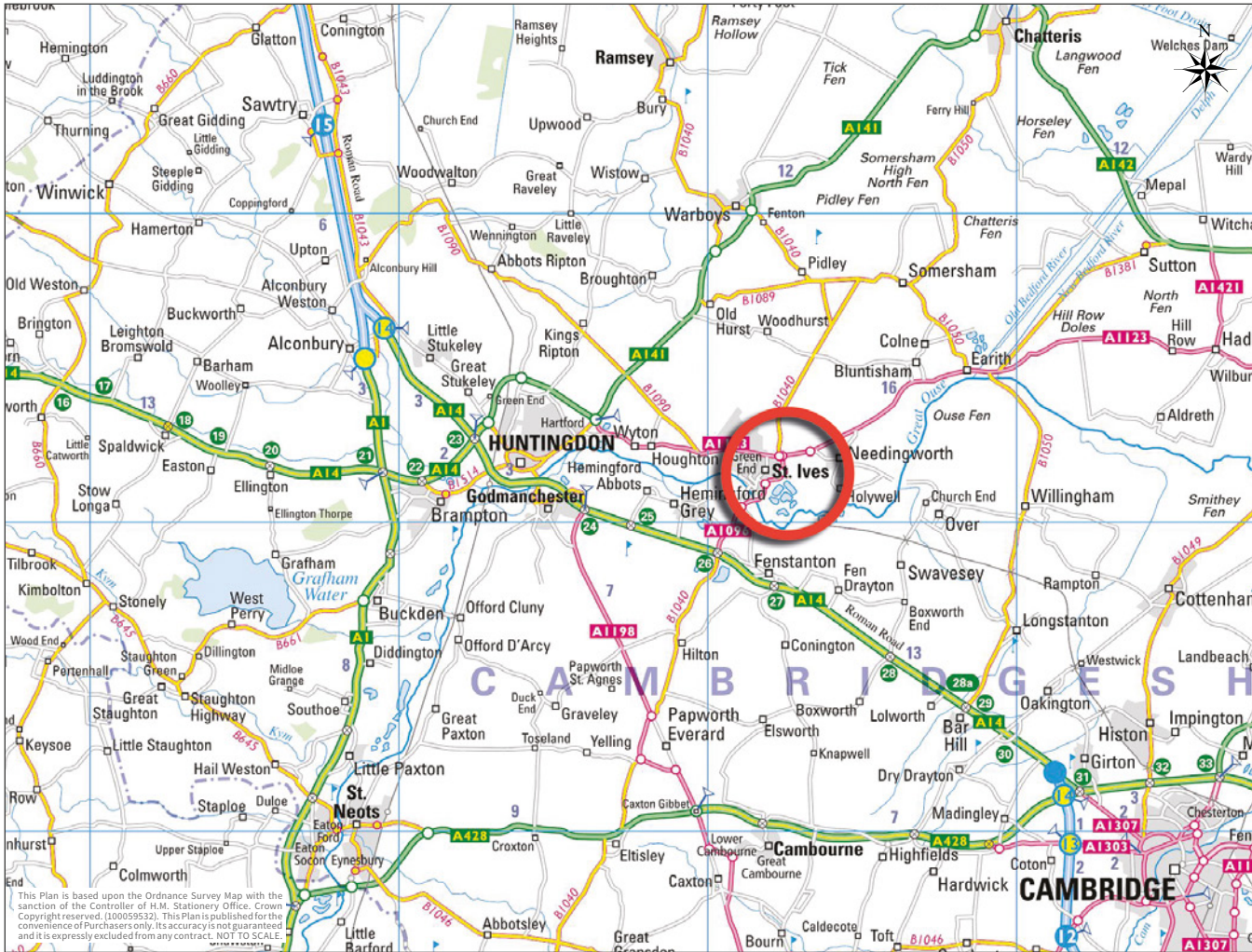
Guide Price: £350,000

VAT

It is understood that VAT is payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.



BUSINESS RATES

2023 Rateable Value: £23,750
 2025/2026 Rate Pounding 49.9 p/£
 (Note: Transitional Relief/Charge may apply)

EPC

Pending.

VIEWING

For further information or to arrange a viewing, please contact:

Phil Cottingham

Tel: 01480 213811

Email: phil.cottingham@brown-co.com

Anne McGlinchey

Tel: 01480 479072

Email: anne.mcglinchey@brown-co.com

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Brown&Co St Neots

The Fairways | Wyboston Lakes | Great North Road | Wyboston | Bedfordshire | MK44 3AL

T 01480 213811

E stneots@brown-co.com



Property and Business Consultants

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