

**MODERN AIR CONDITIONED OFFICES**

**FOR SALE/TO LET**



**3 Eaton Court, Colmworth Business Park, Eaton Socon, St Neots, Cambridgeshire  
PE19 8ER**

811.1234768



# 3 EATON COURT

COLMWORTH BUSINESS PARK, EATON SOCON, ST NEOTS, CAMBRIDGESHIRE, PE19 8ER



Agreement

For Sale/To Let



Detail

Office



Price/Rent

£349,000  
£35,000 pa



Size

189.42 sq m (2,039 sq ft)



Location

St Neots, PE19 8ER



Property ID

811.1234768

**For Viewing & All Other Enquiries Please Contact:**



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## Property

Eaton Court is a modern purpose built office park with a combination of both local and regional occupiers. 3 Eaton Court comprises a semi-detached self-contained office building with predominantly open plan offices arranged over both ground and first floor.

The ground floor is accessed by way of a glazed entrance lobby with doors off to disabled/female WC, separate male WC and stairs to the first floor, with a door leading through to the ground floor offices. The ground floor office is predominantly open plan and is subdivided to create a separate meeting room. There is a kitchen in one corner.

The first floor comprises an open landing with separate male and female WC facilities, with a door leading through to the predominantly open plan first floor office which benefits from a separate kitchen and a further meeting room.

The internal partition to both floors is demountable enabling the premises to offer flexible accommodation benefiting from raised floors, double glazed windows, suspended ceilings incorporating Category 2 lighting and air conditioning units throughout.

Externally the offices benefit from 15 allocated on-site car parking spaces, including two with EV charging points.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground floor offices	92.32	994
First floor offices	92.85	999
Ground and first floor kitchens	7.87	45
Total NIA	189.42	2,039

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Energy Performance Certificate

Rating: C (54)

## Services

We understand that mains electricity, water and gas are believed to be available to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Office and Premises  
**Rateable Value:** 2024/25 - £29,000  
 From 1 April 2026 - £32,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Price

£349,000.

## Rent

£35,000 per annum.

## Lease Terms

The property is available by way of a new lease on terms to be agreed direct with the landlord.

## Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details available on request.

## VAT

We understand that VAT will be charged in respect of this property.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

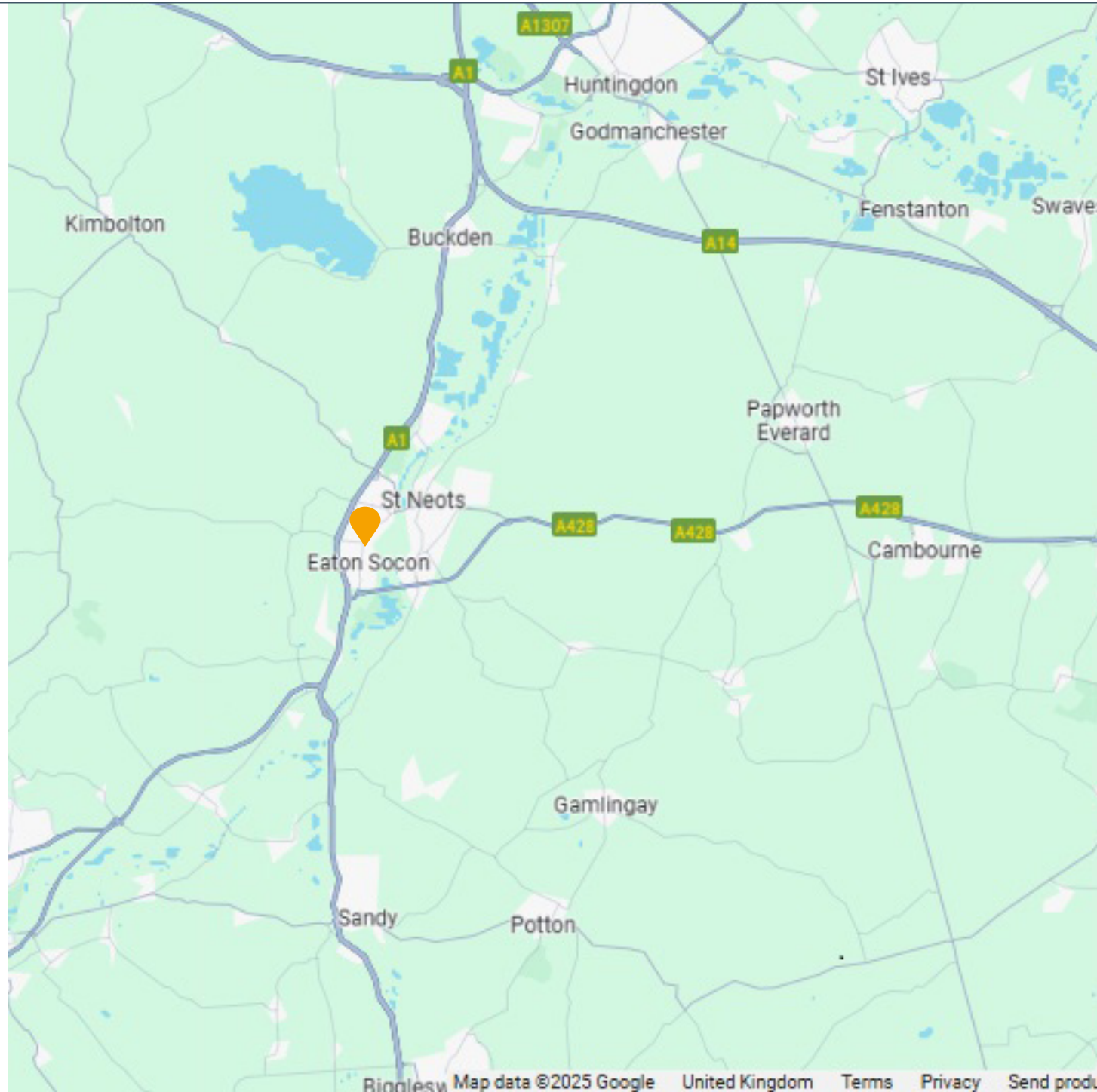
## Anti-Money Laundering

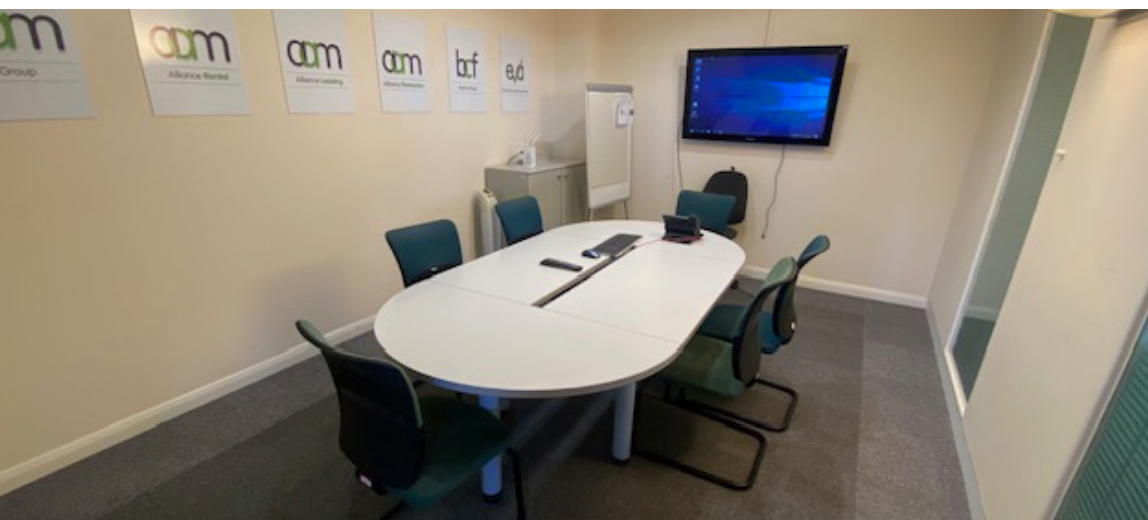
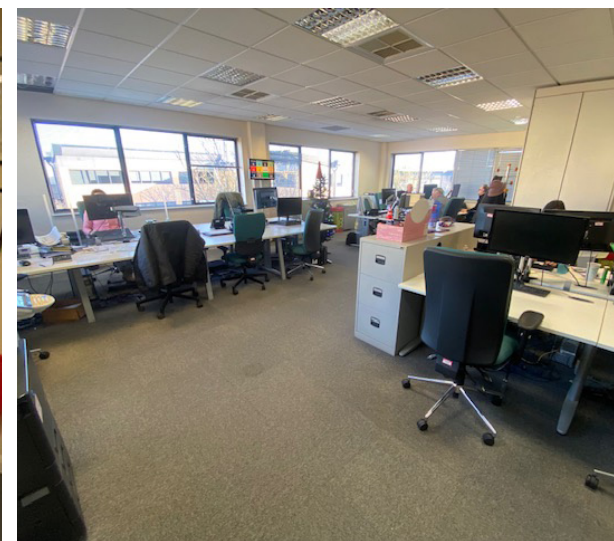
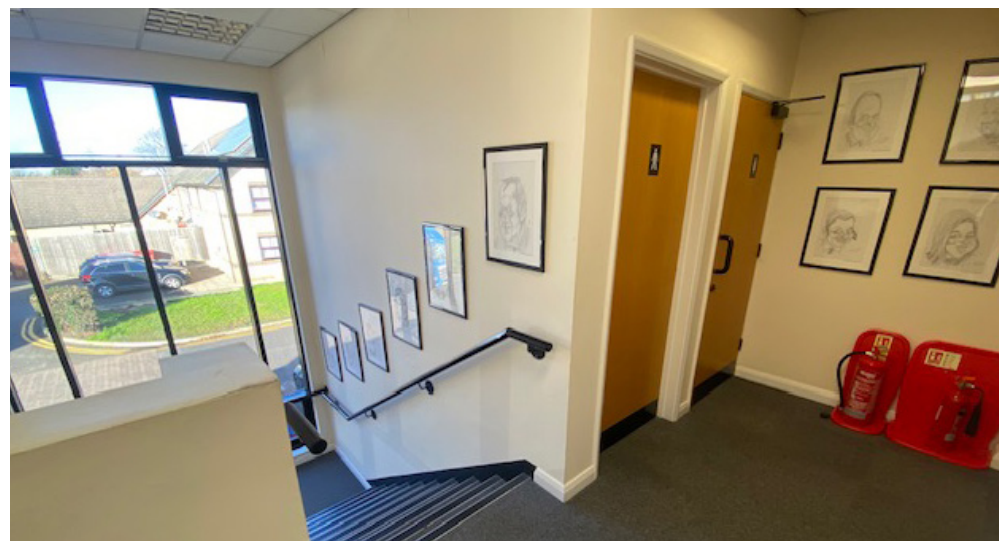
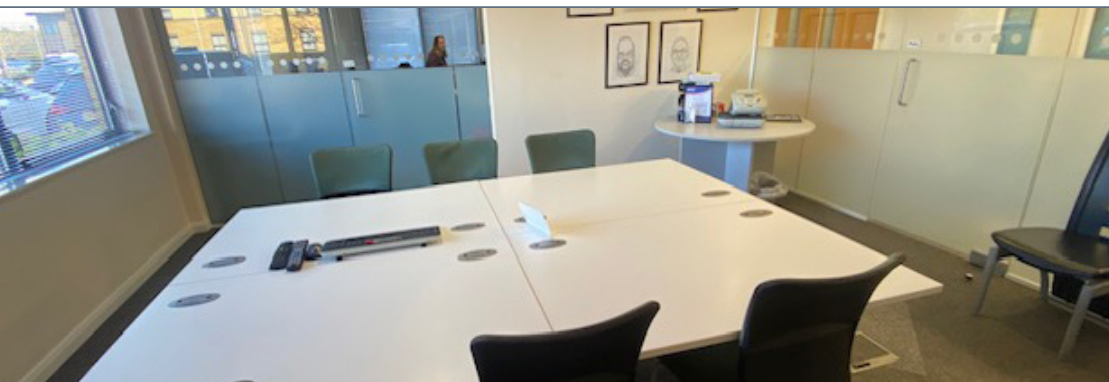
Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

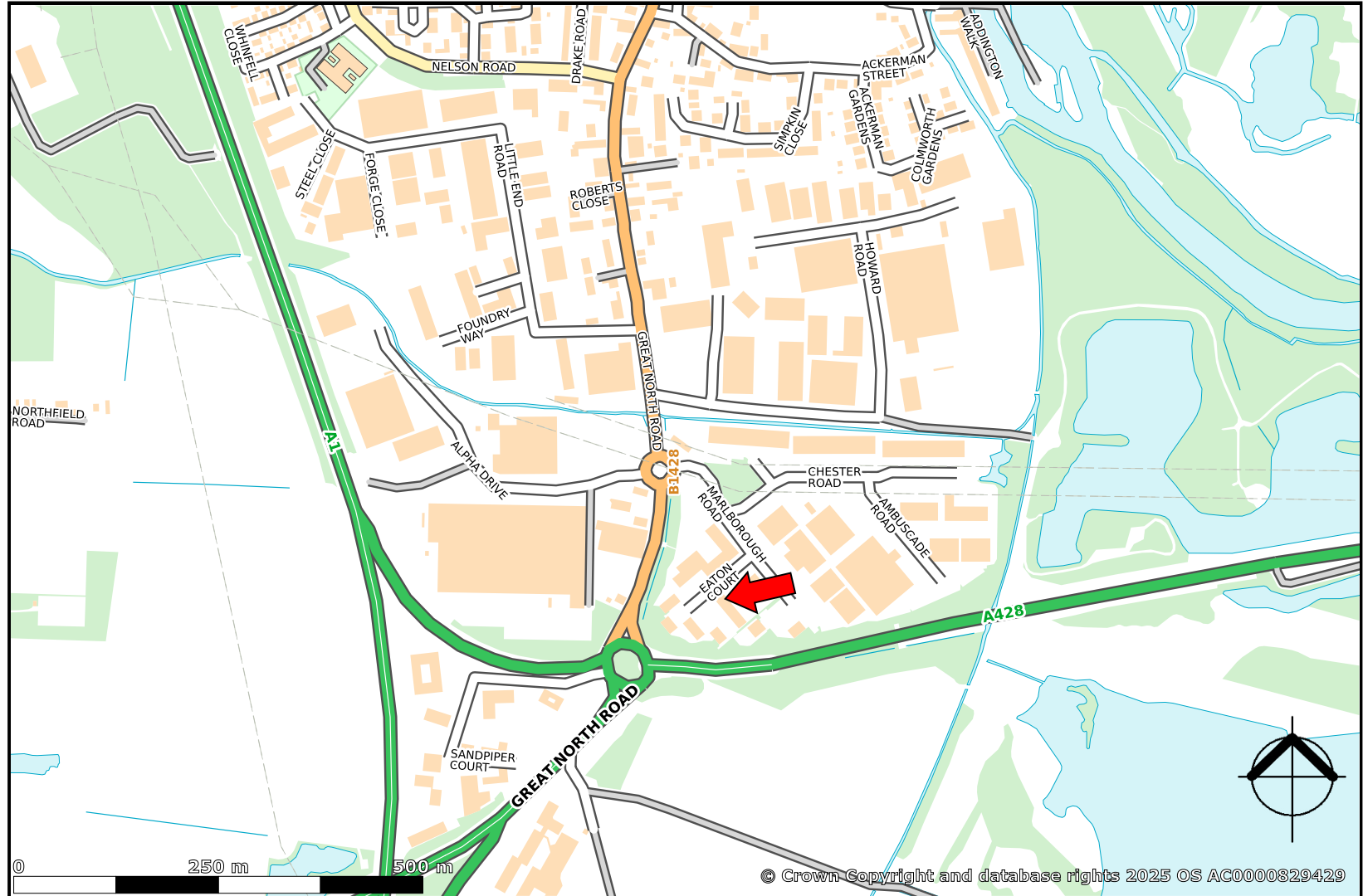
St Neots is a popular market town with a population of approximately 26,000 and is located roughly 50 miles north of London, 15 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 bypasses the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north providing east/west communications. The A428 is approximately 1 mile south of the business park and is currently being upgraded which will significantly reduce journey times to Cambridge in the east and Bedford and Milton Keynes to the west. There is a mainline railway station in the town with a frequent services to London (St Pancras International).

Colmworth Business Park comprises a 26 acre mixed use development of offices, R & D and light industrial premises and benefits from a hotel, public house and childrens nursery. There are extensive facilities located within Eaton Socon including a range of catering establishments including Costa, KFC, Greggs, Aldi, B & M and Lidl.





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Plotted Scale - 1:7,500

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