



Trillium House, 32 New Street, St Neots, Cambridgeshire
PE19 1AJ

811.1233786

Eddisons

TRILLIUM HOUSE, 32 NEW STREET

ST NEOTS, CAMBRIDGESHIRE, PE19 1AJ



Agreement

To Let



Detail

Office



Rent

£14,000 pa



Size

89.26 sq m (960 sq ft)



Location

St Neots, PE19 1AJ



Property ID

811.1233786

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
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Associate Director

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Property

The property provides a self-contained office suite across first and second floors. The property is currently undergoing refurbishment to include new floor covering and decoration throughout.

At first floor there are three separate offices with further kitchen area. The second floor provides an open plan office area.

Access is via a side door to shared entrance lobby, to first floor landing with shared WC's. Externally, there are allocated parking spaces in the car park to the rear.

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 ² | ft ² |
|--------------|----------------|-----------------|
| First Floor | 55.32 | 595 |
| Second Floor | 33.94 | 365 |
| Total NIA | 89.26 | 960 |

Energy Performance Certificate

Awaiting EPC.

Services

We understand that mains water, electricity and drainage supplies are available and connected 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 uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: Huntingdonshire District Council
Description: Office and Premises

The property has been assessed on a room by room basis. The total Rateable Value is estimated to be approximately £7,930. We therefore anticipate small business relief to be available to qualifying parties although such parties are advised to seek their own confirmation.

Tenure

The property is available To Let, on terms to be agreed.

Rent

£14,000 per annum.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT is not charged in addition to the rent.

Legal Costs

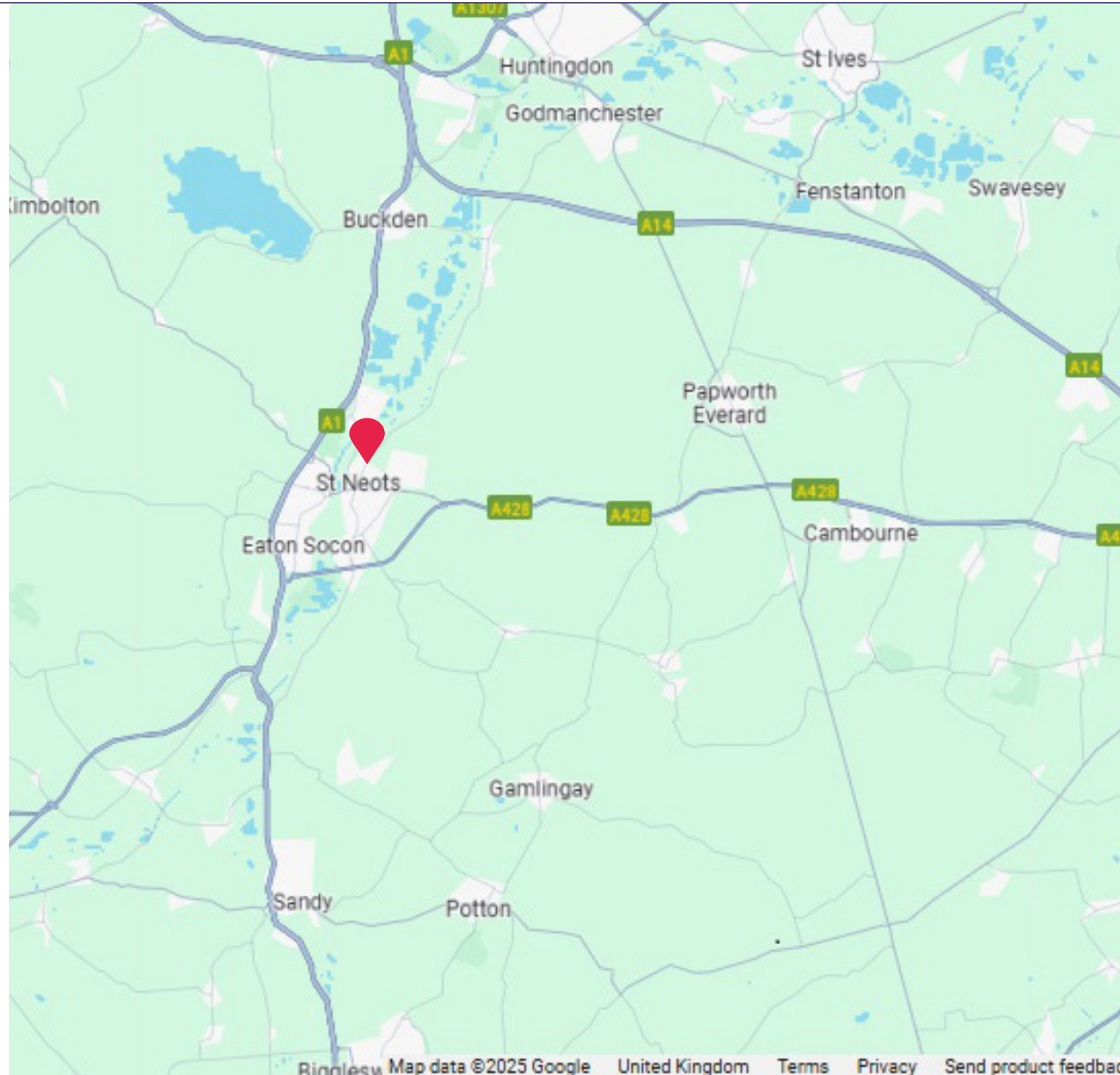
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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.

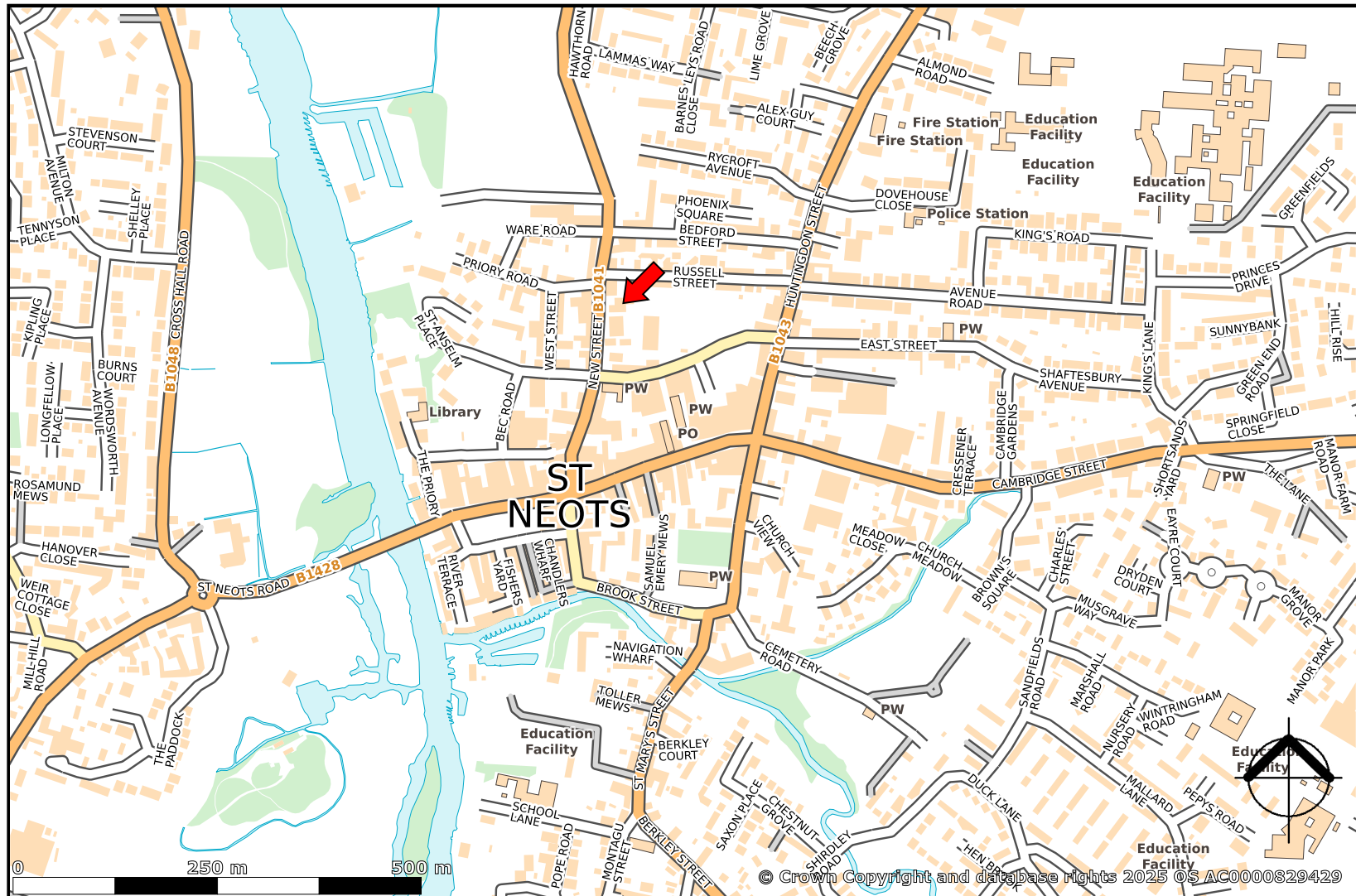
Location

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 by-passes the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north. There is a mainline railway station serving the town with frequent services to London (St Pancras International).





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