



Unit 50, Edison Road, St Ives, Cambridgeshire
PE27 3LF

811.1228188



BTG
Eddisons

UNIT 50, EDISON ROAD

ST IVES, CAMBRIDGESHIRE, PE27 3LF



Agreement

For Sale/To Let



Detail

Industrial



Price/Rent

On Application
£27,000 pa



Size

354 sq m (3,811 sq ft)



Location

St Ives, PE27 3LF



Property ID

811.1228188

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
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Associate Director

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Property

The property comprises a semi detached industrial/warehouse unit constructed around a steel portal frame with brick and block main walls, with upper elevations finished in profile metal sheet cladding.

The property has been developed internally with the addition of a first floor mezzanine area to part, to create various offices and production areas underneath. Subject to terms it may be possible to reorganise some of the internal floor space to suit individual tenant's requirements.

Outside there is a good size self contained car park for approximately 8 vehicles. Access into the main factory area is through a sectional up and over door or separately through a personnel door into a reception area. The building benefits from good natural light with additional windows at first floor level at front and 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
Ground floor	193	2,079
First floor	161	1,732
Total gross internal area	354	3,811

Energy Performance Certificate

Rating: 71 (C)

Services

We understand that mains water, electricity, gas 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 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: Workshop and Premises
Rateable Value: £23,000

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

On application.

The agents are able to give a guide for budgetary purposes.

Rent

£27,000 per annum.

Lease Terms

The property is available To Let on a new full repairing and insuring lease, for a term by negotiation. The lease is to be excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act.

VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

Legal Costs

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

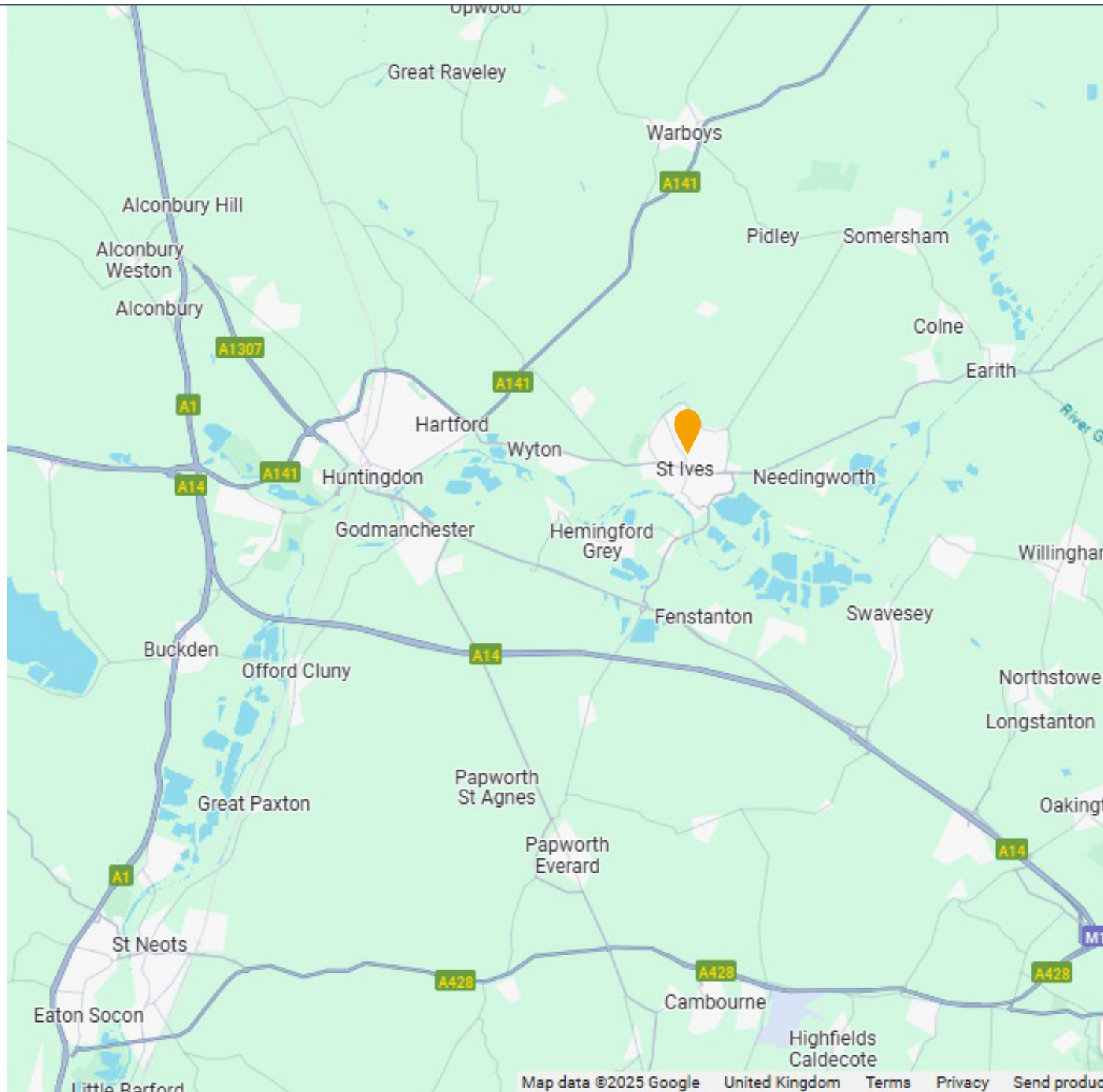
Anti-Money Laundering

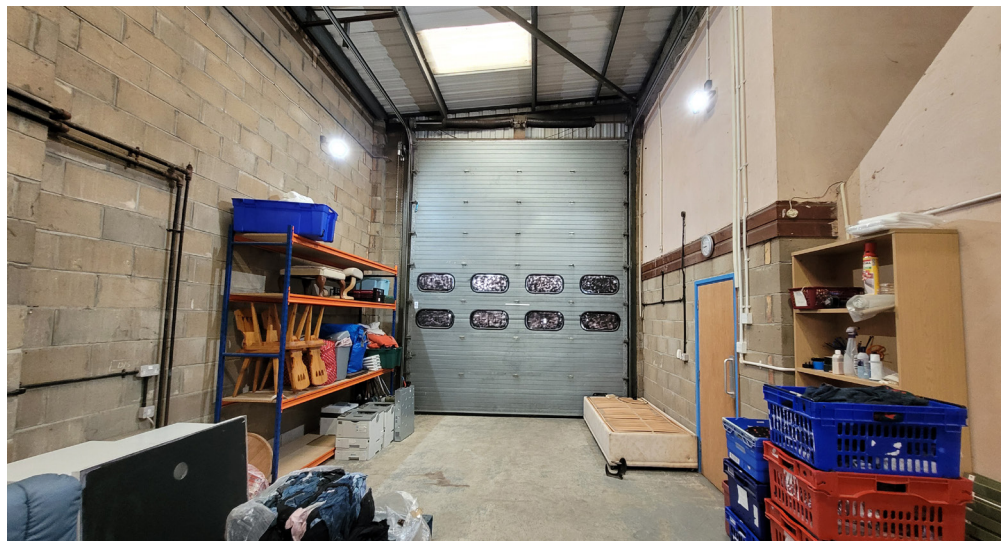
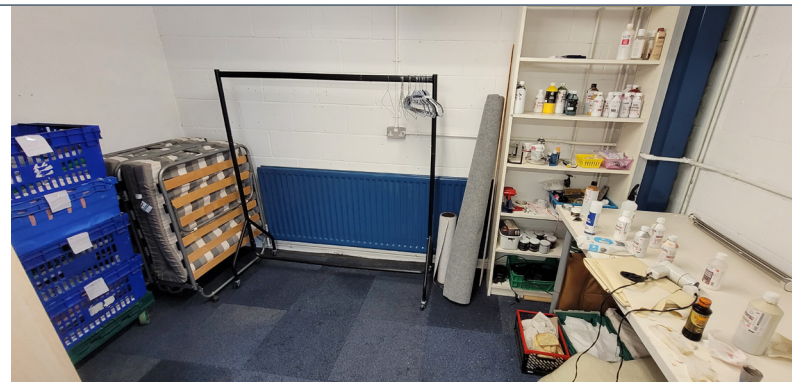
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

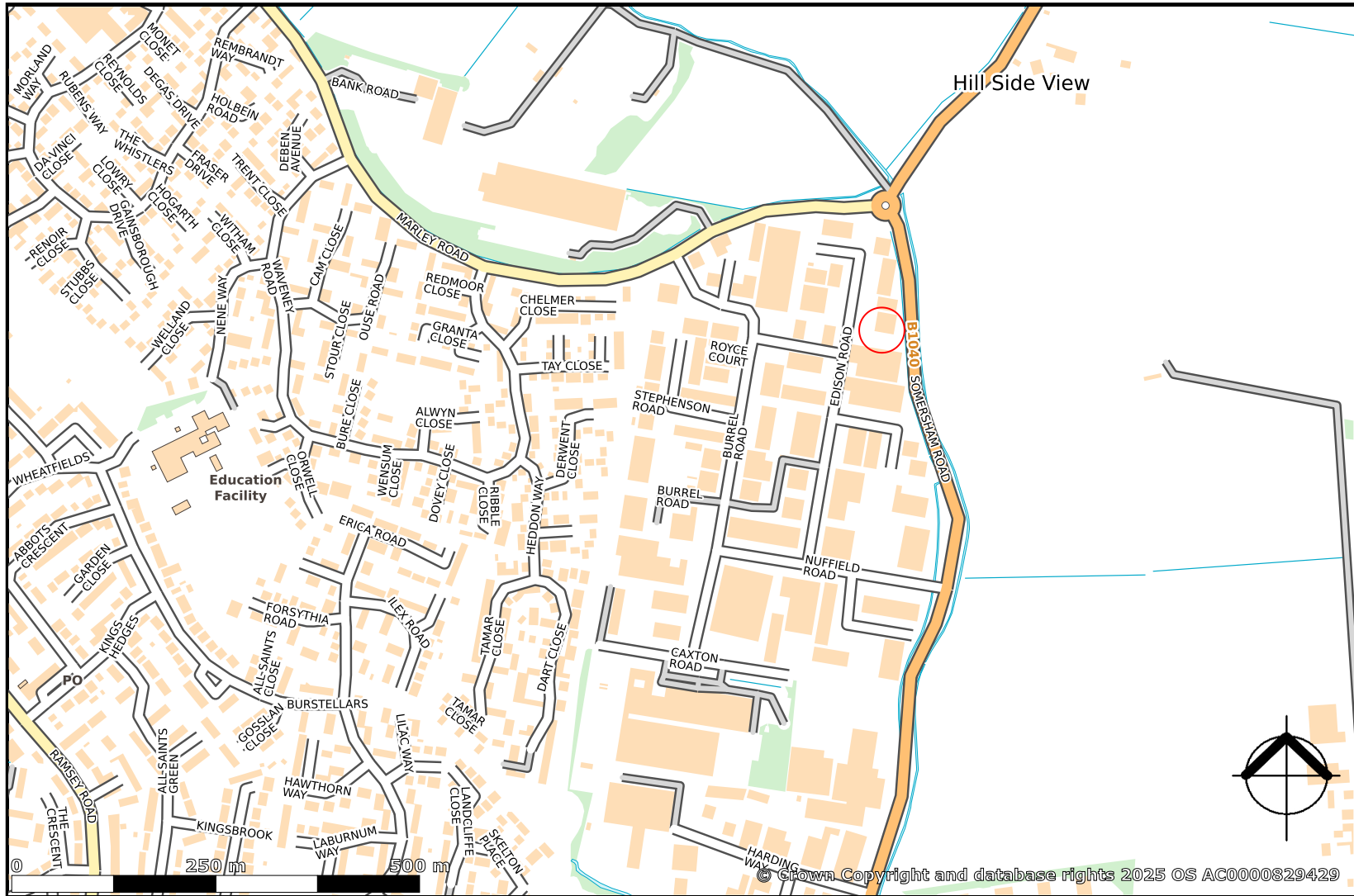
The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies just to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial upgrade, significantly reducing journey times to Cambridge and the East. The A1 lies 9 miles to the west of the town. There is a frequent Guided Bus service to central Cambridge, and mainline railway stations at Huntingdon and Cambridge with direct services to London.

To find the property proceed onto the Somersham Road Industrial Estate via Nuffield Road and turning right onto Edison Road. Proceed along this almost to its end whereupon the property is situated on the right hand side.





Unit 50, Edison Road, St. Ives, PE27 3LH



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