

HIGH QUALITY FLEXIBLE BUSINESS UNITS

TO LET



1a, 1b & 1c, Venture Court, Burrell Road, St Ives, Cambridgeshire
PE27 3LE
811.1244648



1A, 1B & 1C, VENTURE COURT

BURREL ROAD, ST IVES, CAMBRIDGESHIRE, PE27 3LE



Agreement

To Let



Detail

Industrial



Rent

From £28,000 pa



Size

252.32 sq m
(2,716 sq ft) to
911.26 sq m (9,809 sq ft)



Location

St ives, PE27 3LE



Property ID

811.1244648

For Viewing & All Other Enquiries Please Contact:



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Property

Units 1a, 1b and 1c Venture Court comprise a single detached block with three separately accessed units each benefitting from a roller shutter loading door to the front elevation, with separate glazed pedestrian access and forecourt car parking. Internally, the units each benefit from a WC facility and kitchenette facility. The units are available either independently or as a whole and have interconnecting doors.

More particularly, the property comprises a modern steel portal frame industrial unit built in approximately 2008 with profile steel cladding with a metallic finish to the side elevations under a profiled steel clad roof incorporating insulated translucent light panels. Each of the units has a minimum eaves height of 6.6m (5.6m to the underside of the haunch) and benefits from a roller shutter loading door with a width of 3m and a height of 4.9m.

Currently only Unit 1b has the benefit of an office which has been installed under a mezzanine storage platform, however each of the units benefit from a separate WC facility and additional offices can be installed in Units 1a and 1c if they are let independently.

There is allocated block paved car parking for approximately 32 vehicles including 3 disabled spaces.

Energy Performance Certificate

To be confirmed

Unit	m ²	ft ²
1a		
Warehouse	394.57	4,247
1b		
Warehouse	200.81	2,161
Office	51.52	555
<i>Total</i>	<i>252.33</i>	<i>2,716</i>
1c		
Warehouse	264.38	2,846
Combined GIA	911.28	9,809

Services

Mains mains water, electricity and gas are understood to be available to each of the premises. 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

We understand from internet enquiries made from the VOA website that the property currently has a combined Rateable Value of – TBC.

If the units are let independently of each other, the Valuation Office Agency will need to reassess the Rateable Values for each of the units.

Rent

Unit 1a £40,000 per annum

Unit 1b £28,000 per annum

Unit 1c £28,000 per annum

Service Charge

In the event of the units being let independently of each other, a service charge will be levied for the upkeep and maintenance of the communal areas.

VAT

We understand that VAT will be charged on the rent.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.



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Location

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 17,000, and is located roughly 2 miles north of the A14 trunk road. Cambridge lies approximately 12 miles south-east, Huntingdon 6 miles to the west and Peterborough 25 miles to the north. Central London is approximately 60 miles to the south. Road communications to the town are very good via the A14 which links to both the A1 to the north and south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge with direct lines to London. St Ives benefits from a frequent Guided Bus service to central Cambridge.

Burrell Road forms part of the Somersham Road Industrial Estate, the main employment area serving St Ives and located on the northern edge of the town. Venture Court is located between both Edison Road and Burrell Road at the centre of the estate, with all three units benefiting from roadside frontage.



