



**Phase 2, Meridian Court, Compass Point, St Ives, Cambridgeshire
PE27 5FH**

811.169485



**BTG
Eddisons**

PHASE 2, MERIDIAN COURT

COMPASS POINT, ST IVES, CAMBRIDGESHIRE, PE27 5FH



Agreement

To Let



Detail

Business Unit



Rent

From £ 28,950 plus VAT



Size

From 224.07 sq m to
1,108.85 sq m
(2,412 sq ft to 11,936 sq ft)



Location

St Ives, PE27 5FH



Property ID

811.169485

For Viewing & All Other Enquiries Please Contact:



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Property

The development of Meridian Court comprises of two blocks of brand-new business units to be constructed in two phases. The first phase is complete and all sold and occupied. Construction of the second phase is now nearing completion with anticipated completion in the coming weeks. Each unit has its own entrance lobby with access to the warehouse, WC, and stairs to first floor offices installed as standard. There is also a kitchenette fitted upstairs. The end of terrace units benefit from dual aspect glazing to the lobby and office accommodation providing good natural light.

Construction is of steel portal frame with clad external elevations incorporating a roller shutter door to access the warehouse. Each unit benefits from a number of allocated parking bays as shown on the attached plan.

Accommodation

Please see schedule for availability.

Lease Terms

The property will be let on full repairing and insuring leases upon terms to be agreed.

VAT

Rent is plus VAT.

Energy Performance Certificate

To be provided upon building completion.

Rates

To be assessed. The agents are able to provide a guide for budget purposes.

Legal Costs

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

Service Charge

Purchasers will be responsible for a contribution towards the estate service charge which will include a contribution towards the overall Compass Point Estate Service Charge.

Proposed Sales

The properties are also marketed for sale. The agents can provide full details upon request.

Anti-Money Laundering

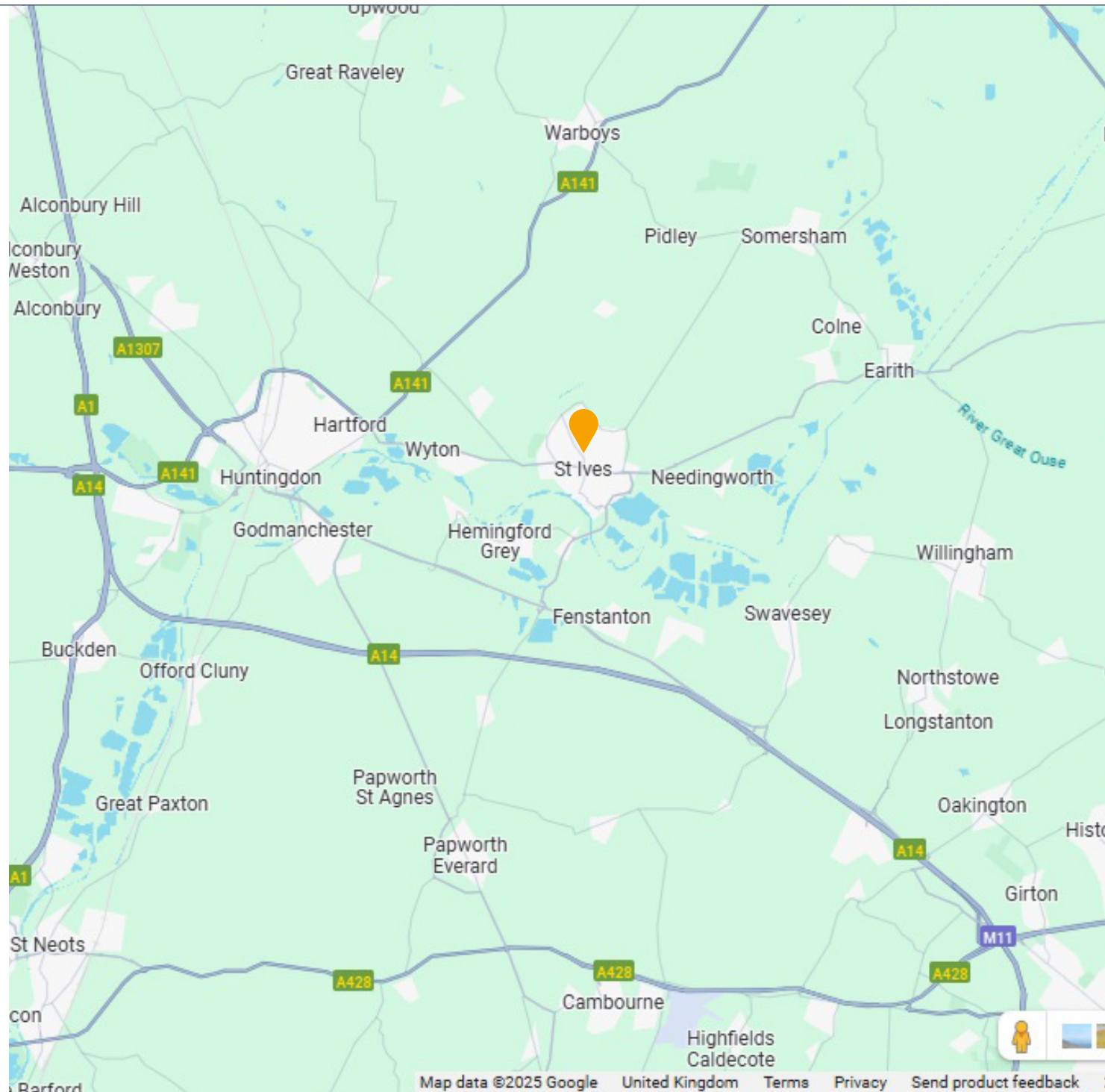
Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



Location

The attractive market town of St Ives has a current population of 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 between Huntingdon and Cambridge has been recently upgraded to the south of the town providing a much improved link between the east coast ports and the M11, A1, and M1/M6. The A1 lies 9 miles to the west.

The Compass Point Business Park is now fully established and is prominently located on the eastern edge of St Ives at the junction of the A1123 and the A1096. There are a wide range of facilities in close proximity to the business park including Aldi and Morrisons supermarket, Marsh Harrier public house, and a food court incorporating McDonalds, Costa and Subway branches.





AVAILABILITY SCHEDULE

Unit	Ground Floor	First Floor	Total Unit Size	Rent pa (+ VAT)	Parking Spaces	Availability
5	244.34 sq m (2,630 sq ft)	85.99 sq m (926 sq ft)	330.33 sq m (3,556 sq ft)	-	6	Under Offer
6	184 sq m (1,980 sq ft)	29 sq m (312 sq ft)	224.07 sq m (2,412 sq ft)	£28,950	3	Available
7	184 sq m (1,980 sq ft)	29 sq m (312 sq ft)	224.07 sq m (2,412 sq ft)	£28,950	3	Available
8	244.34 sq m (2,630 sq ft)	85.99 sq m (926 sq ft)	330.33 sq m (3,556 sq ft)	-	6	Under Offer

All measurements are to be confirmed upon completion. Areas are approximate and based on GIA



