

WORKSHOP/BUSINESS UNIT

TO LET



8 Bramley Road, St Ives, Cambridgeshire
PE27 3WS

811.1229417

Eddisons

8 BRAMLEY ROAD

ST IVES, CAMBRIDGESHIRE, PE27 3WS



Agreement

To Let



Detail

Industrial



Rent

£24,000 pa



Size

295.29 sq m (3,179 sq ft)



Location

St Ives, PE27 3WS



Property ID

811.1229417

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

An end of terrace modern industrial/business unit of steel portal frame construction with profile steel clad walls and concrete blockwork to internal dividing walls and lower internal walls, with some external brick cladding.

An extensive mezzanine office has been constructed across the majority of the unit providing interconnecting offices, whilst the ground floor is predominantly given over to light industrial/warehousing space with an element of office/reception.

The unit benefits from a roller shutter loading door, UPVC double glazing throughout, comfort cooling and gas fired central heating. Separate male and female WC's are located on the ground floor, and a kitchen on the first floor.

To the front of the building is a forecourt providing loading and access and parking for up to 5 vehicles.

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	152.16	1,638
First floor mezzanine	143.13	1,541
Total GIA	295.29	3,179

Energy Performance Certificate

Rating: D (84)

A copy of the EPC is available on our website.

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.

Services

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

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: £21,000

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.

Tenure

The property is available To Let by way of a new lease on terms to be agreed.

Rent

£24,000 per annum exclusive of VAT.

VAT

We understand that VAT will be charged in respect of 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

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.

Bramley Road is located off the Somersham Road on the northern edge of St Ives, with convenient access to both the town centre, local highways infrastructure and local facilities including a wide range of retailers including Morrisons, Aldi, Tesco, Costa Coffee, McDonalds and BP Services.







