

TO LEASE

>D KirkbyDiamond



Oakpark Business Centre
Alington Road
St Neots
PE19 6WA

Various Office Suites
Ranging In Size From
147 Sq Ft – 1,314 Sq Ft
(13.65 Sq M – 122.0 Sq M)

- Flexible Accommodation
- Capable Of Being Split Or Combined To Suit
- Prominent Location
- Allocated Parking

Location

Oakpark Business Centre commands a prominent and strategic position within a sought after estate to the south of St Neots.

Benefiting from immediate access to the A428 which in turn links up with the A1 approximately 1 mile to the east and provides direct access to the A14 and M11 at Cambridge approximately 15 miles to the west.

Description

The building provides flexible office accommodation across ground and first floors with a variety of rooms and suites that can be let individually or combined on exclusive lease terms.

Throughout the building there are separate male and female WCs and kitchens / tea stations.

Further benefits include air conditioning, allocated parking and additional storage rooms that can be let by way of lease or licence subject to separate negotiation.

Terms

Lease agreements will be on a new full repairing and insuring terms at a rent of £16.50 per square foot per annum exclusive. Subject to a service charge for maintenance of communal areas and provision of communal services.

VAT

VAT is applicable.

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

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Floor Areas - NIA

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft	Rent
Ground Floor A1	51.81	558	£9,200 per annum exclusive
Ground Floor A2	53.25	573	£9,455 per annum exclusive
Ground Floor B1	24.79	267	£4,400 per annum exclusive
Ground Floor B2	13.67	147	£2,425 per annum exclusive
Ground Floor B3	53.10	572	£9,455 per annum exclusive
First Floor B4	122.12	1,314	£21,700 per annum exclusive
First Floor A3	51.82	558	Let
First Floor A4	53.52	576	Let

Areas quoted are approximate and should not be held as 100% accurate.



Interested parties are advised to contact the relevant Local Authority.

EPC(s)

Available on request.

Viewings

Strictly by appointment only.

Chandan Teji

chandan.teji@kirkbydiamond.co.uk

01234 905132

Joshua Parelo

joshua.parelo@kirkbydiamond.co.uk

01234 982019

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

