

NEW WAREHOUSE/TRADE COUNTER UNITS - 2 UNITS REMAINING

TO LET



**Units 12-13, Joiners Court, St Ives Industrial Estate, St Ives,
Cambridgeshire, PE27 3LX**

811.141613



**BTG
Eddisons**

PHASE II, UNITS 12-13

JOINERS COURT, ST IVES INDUSTRIAL ESTATE, ST IVES, CAMBRIDGESHIRE, PE27 3LX



Agreement

To Let



Detail

Warehouse/Trade Counter
Units



Rent

Upon application



Size

287.99 to 720 sq m
(3,100 to 7,750 sq ft)



Location

St Ives, PE27 3LX



Property ID

811.141613

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER

MRICS MCIQB

Director

stephen.power@eddisons.com

07866 165016

01480 451578

Property

Joiners Court is a high profile well established modern trade counter/workshop development at the entrance to Nuffield Road trading estate in St Ives and is home to several occupiers including Howdens, Screwfix, Just Tyres, County Windows and Superior Finish Flooring.

Phase II of Joiners Court is a terrace of four brand new light industrial/warehouse/trade counter units capable of being let individually or combined. The units benefit from EPC - Excellent ratings and a roof top Solar Array providing 30 kWp for each unit fed directly into the units electricity meter. Each unit comprises a ground floor area of approximately 288 sq m (3,100 sq ft) with a roller shutter loading door, and separate pedestrian access.

An office/reception with WC and kitchenette facilities can be installed, subject to negotiation. First floor mezzanine offices can be included within the units, providing an additional 144 sq m (1,550 sq ft) for each unit, subject to negotiation.

The units benefit from the following:-

- **EPC rating Excellent A+ (-103)**
- **Solar Array panels provide 30 kWp for each unit fed directly into the unit meter**
- 3 phase mains electricity
- 12 allocated on-site car parking spaces
- Access to electric vehicle charging station
- Mains water and drainage
- Electric roller shutter loading door
- Prominent signage on both front and rear elevations
- Fibre Broadband connected
- Internal clear eaves height 6m

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.

Accommodation

See Schedule of Availability.

Services

Mains water, electricity and gas supplies are available 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.

Rent

Upon application.

VAT

VAT will be charged on the rent.

Lease Terms

The units are available by way of new leases on terms to be agreed directly with the landlords.

Rates

The rates will be assessed on completion. Eddisons are able to provide an indication of the anticipated Rateable Values for the units.

Legal Costs

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

Tenure

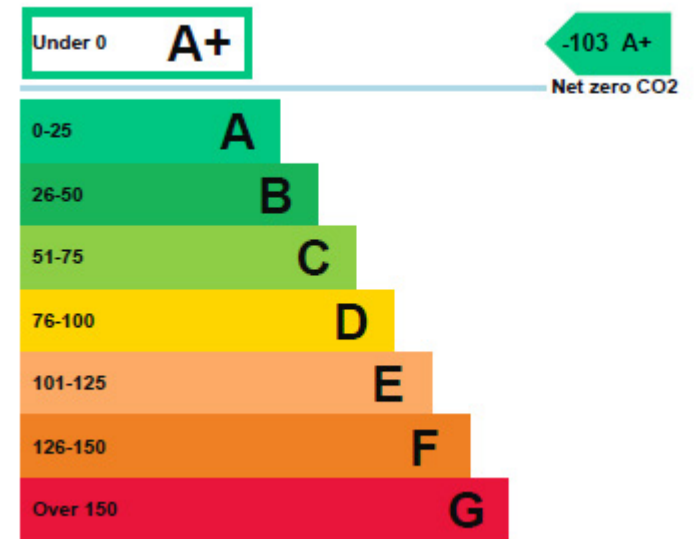
Leasehold.

Service Charge

A service charge will be levied to cover the upkeep and maintenance of the communal areas of the estate.

Energy Performance Certificate

EPC rating is excellent - A+ (-103).



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.

SCHEDULE OF AVAILABILITY

(With Available Area Permutations)

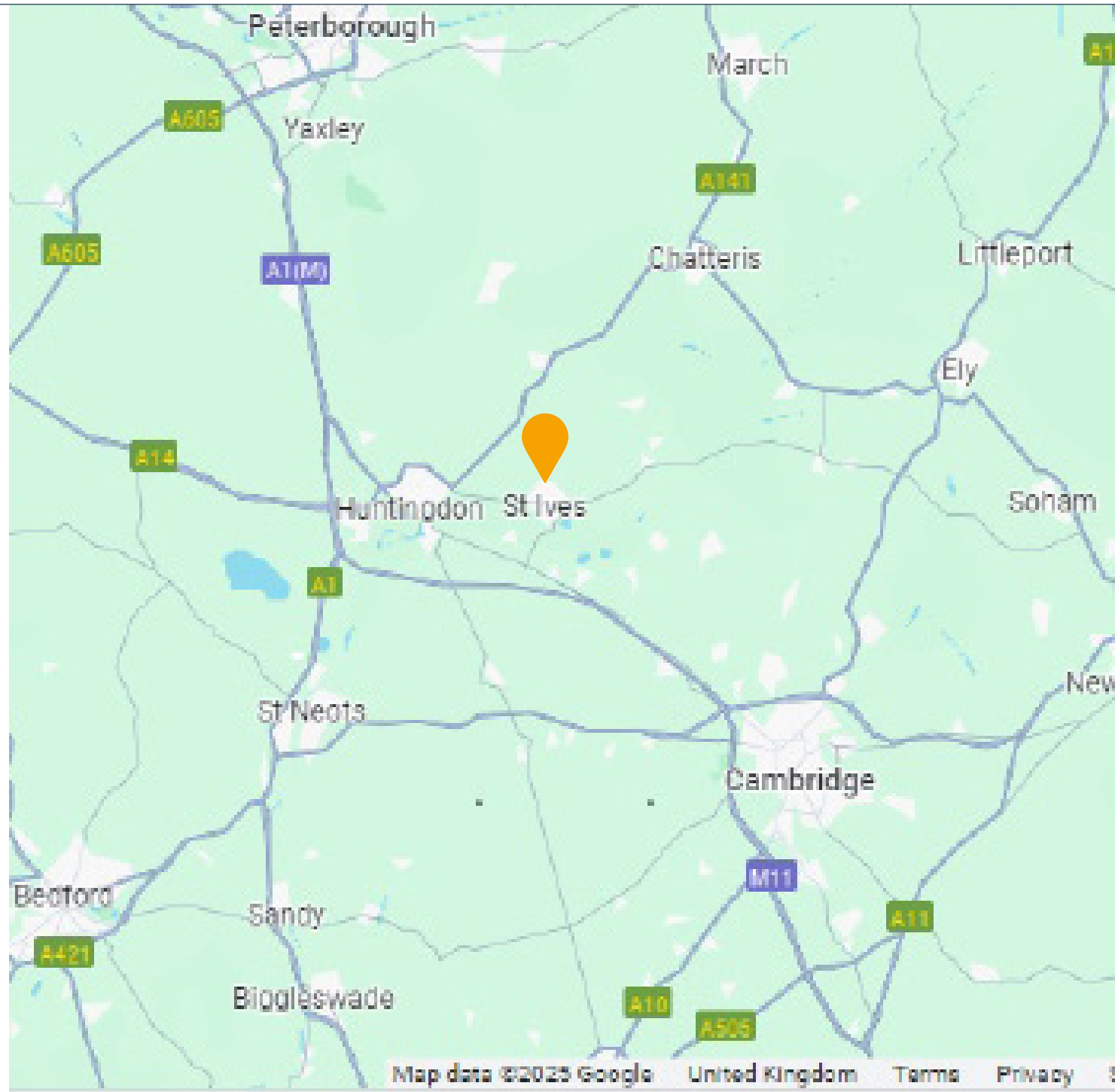
Unit No.	Warehouse		Mezzanine		Total	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
10 LET	288	3,100	144	1,550	432	4,650
11 LET	288	3,100	-	-	288	3,100
12	288	3,100	-	-	288	3,100
13	288	3,100	144	1,550	432	4,650
12 & 13	576	6,200	144	1,550	720	7,750

* All measurements are approximate






Location

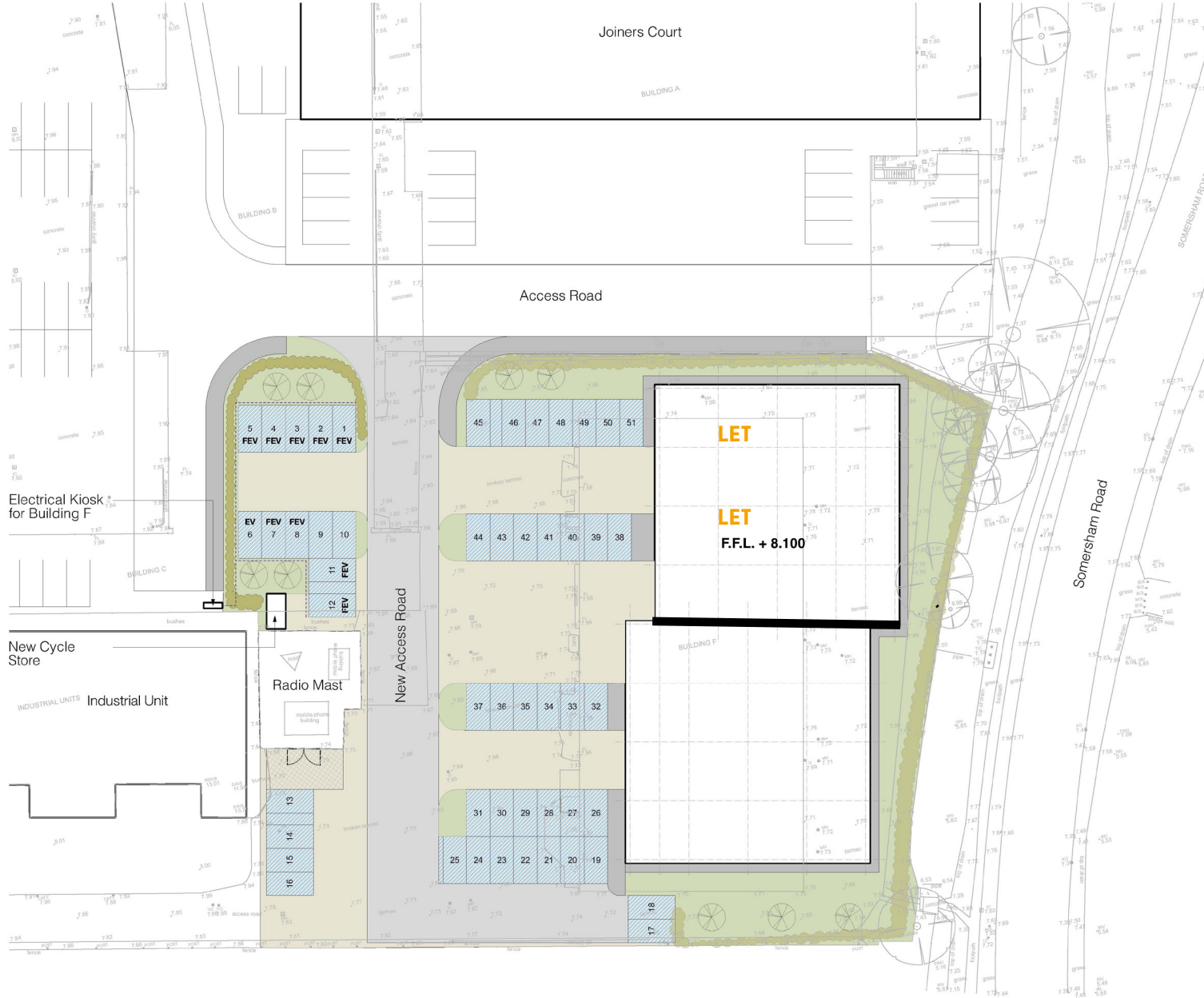
The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies just to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The 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.

Joiners Court is an established trade park, prominently located on Nuffield Road in St Ives. Phase I Joiners Court is fully let with occupiers including ScrewFix, County Windows, Parker Rose Kitchens and Interiors and GDA Electrical Wholesalers. Phase II comprises four further units prominently located on the Somersham Road, and benefiting from extensive on-site parking.



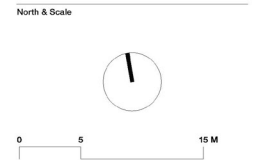


- Legend**
-  New Permeable Paving
 -  New Asphalt Access Road
 -  New Asphalt Pedestrian Path
 -  New Hardstanding
 -  Grass Area
 - EV** Proposed Electrical Vehicle Charging Bay
 - FEV** Parking bay to receive conduit from electrical kiosk for future provision as a electrical vehicle charging bay



1. Do not scale from this drawing. Work to figured dimensions only.
2. All dimensions to be verified on site by contractor prior to any work, setting out or shop drawings being prepared.
3. The architect must be informed of any discrepancies immediately.
4. Drainage has not been surveyed and any pit locations and below ground drainage runs are indicative.
5. It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.
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Revisions:
 A 10/10/2023 Preliminary Issue



Smith Architects

REVISED LAYOUT

25/01/2023 10:56 AM 5BG
 Project: Joiners Court
 Client: Lexitron Ltd
 Proposed Site Plan
 Scale: 1:200 at A1
 Date: 29/11/2022
 Drawn: JS
 Checked: JS
 0125-502-A

Legend

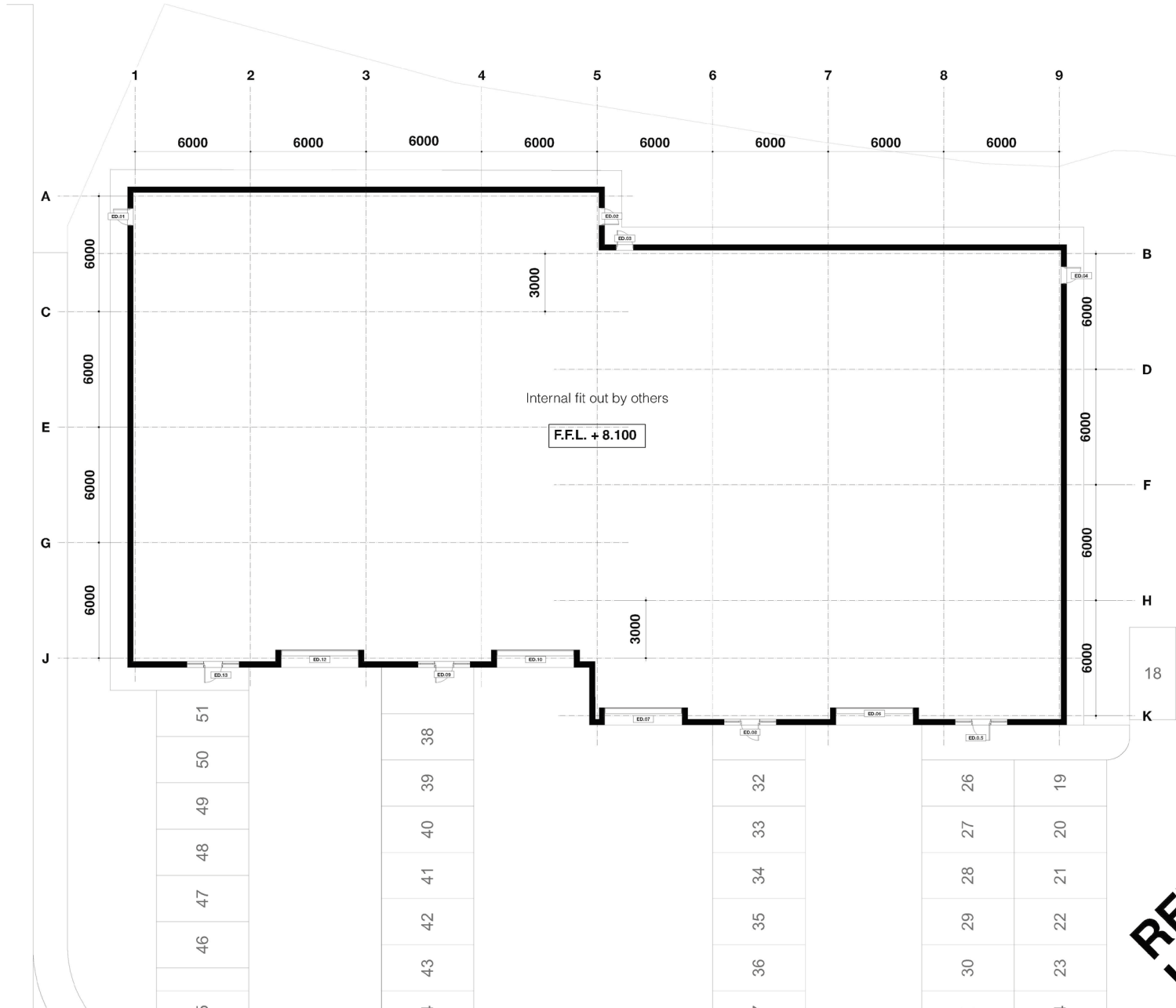
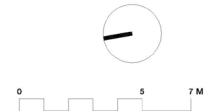
Wall Details
QuasiCore KS1000RW Wall Panel
Refer to elevations for Colour

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Revisions:

A 10/10/2023 Preliminary Issue

North & Scale



Smith Architects

REVISED LAYOUT

20/09/2023
 27/09/2023
 05/10/2023
 09/10/2023

Project: J125 - Lextron
 Client: Lextron Ltd
 Project: J125 - Lextron
 Client: Lextron Ltd

Proposed Ground Floor Plan
 Scale: 1:100 at A1
 N/A at A3
 Date: 09/10/2023

Drawn: JS
 Checked: JS

0125-010-A

