



Suites at Enterprise Centre, Caxton Road, St Ives, Cambridgeshire
PE27 3NP

811.140953



BTG
Eddisons

SUITES AT ENTERPRISE CENTRE

CAXTON ROAD, ST IVES, CAMBRIDGESHIRE, PE27 3NP



Agreement

To Let



Detail

Office



Rent

From £5,300 pax



Size

From 27.32 sq m (294 sq ft)



Location

St Ives, PE27 3NP



Property ID

811.140953

For Viewing & All Other Enquiries Please Contact:



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Property

The St Ives Enterprise Centre comprises of 8 light industrial units and 6 offices which have been built to a high specification and encompass the following: Air source heat pumps with energy recover ventilation, Dynamic insulation, ease of rainwater for toilet flushing, low energy lighting, green sedam roof providing enhanced insulation. Each suite benefits from 1 car parking space.

The property also benefits from a shared kitchenette and WC at ground floor level.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Office 1 (Ground Floor)	29.15	314
Office 5 (First Floor)	27.32	294

Energy Performance Certificate

Rating: C (58).

Availability Schedule

Office 1 - Available from 13 April 2026

Office 5 - Available now

Services

We understand that mains water and electricity 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.

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.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	Huntingdonshire District Council
Description:	Offices and Premises
Rateable Value:	Office 1 - £4,400 Office 5 - £3,900

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. Flexible lease terms available on request, more details are available upon application.

Rent

Office 1 - £5,650 per annum exclusive.

Office 5 - £5,300 per annum exclusive.

The rent is plus VAT.

Service Charge

A service charge may be levied to cover the upkeep and maintenance of the communal areas of the estate. Further details are available on request.

Legal Costs

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

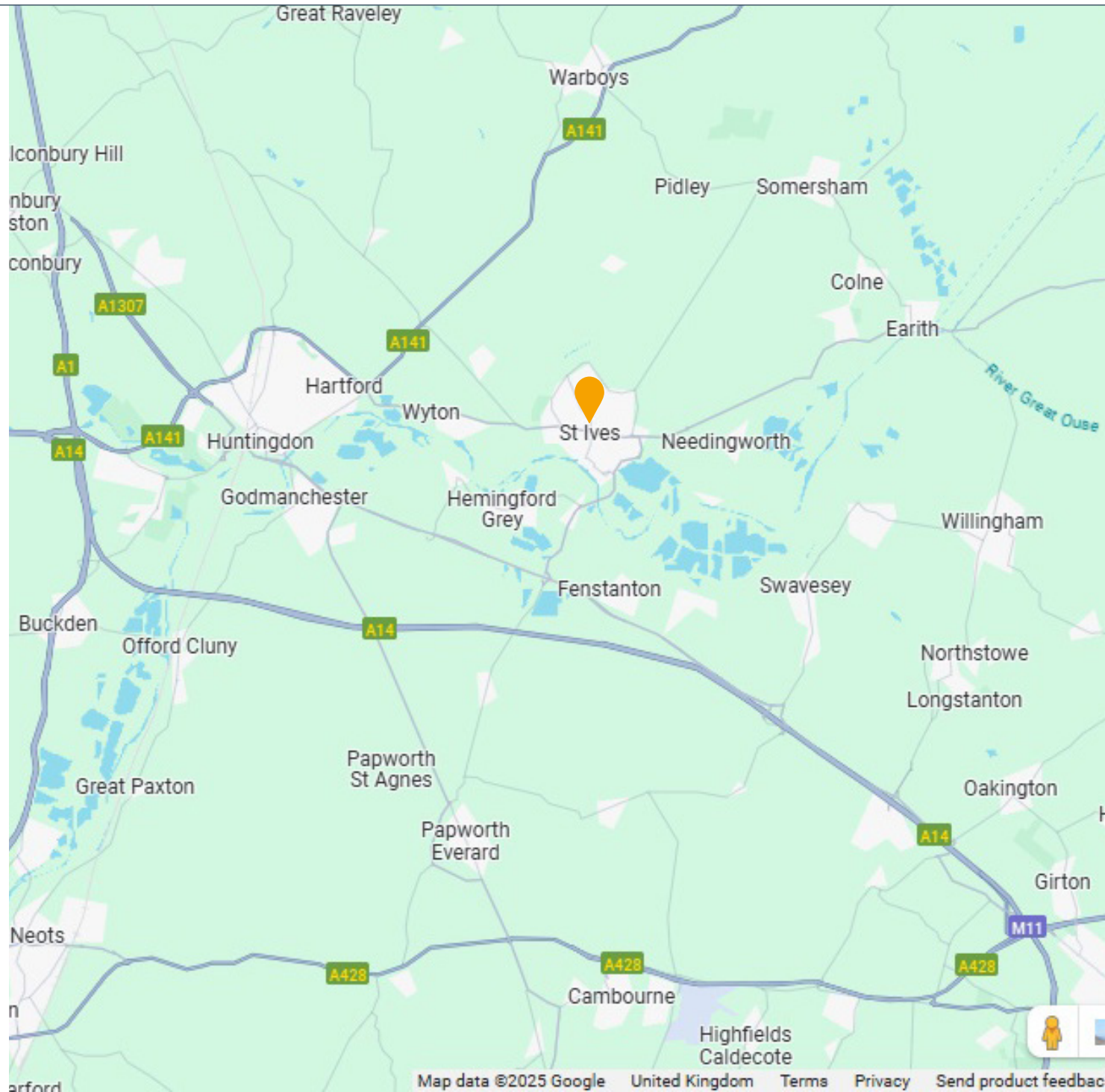
Anti-Money Laundering

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 tenants prior to instruction of solicitors.

Location

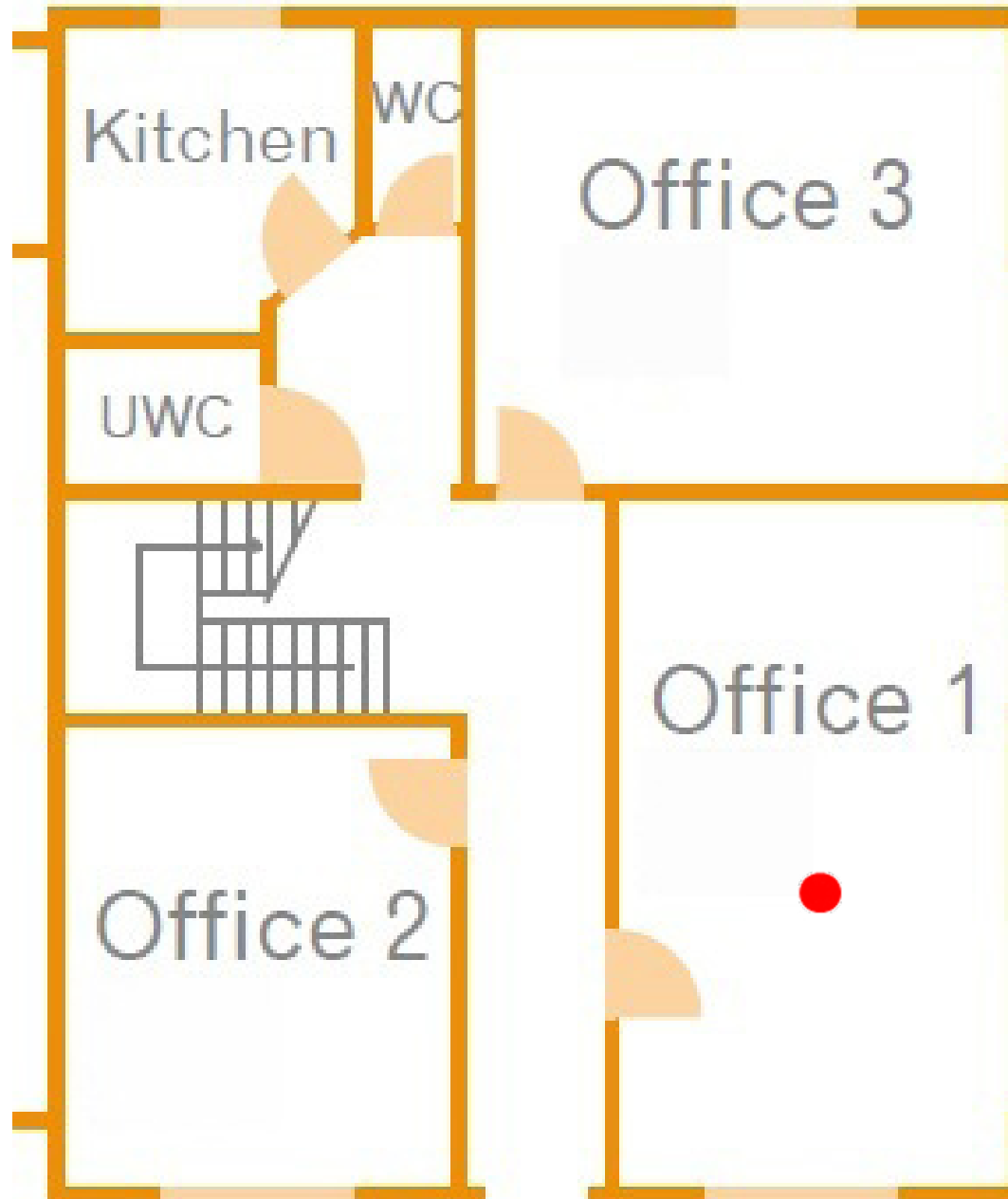
The attractive market town of St Ives has a current population of about 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies just to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge.

The St Ives Enterprise Centre comprises 8 light industrial units and 6 offices which have been built to a high specification. The property is located at the rear of Somersham Road Industrial Estate on Caxton Road.





Photos show Office 1



First Floor

