



5 & 6 The Meadow, Meadow Lane, St Ives, Cambridgeshire  
PE27 4LG

811.1225367

Eddisons

# 5 & 6 THE MEADOW

MEADOW LANE, ST IVES, CAMBRIDGESHIRE, PE27 4LG



Agreement

To Let



Detail

Offices



Rent

£95,000 pax



Size

846.09 sq m (9,107 sq ft)



Location

St Ives, PE27 4LG



Property ID

811.1225367

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The subject property comprises approximately 846.09 sq m (9,107 sq ft) of modern office accommodation across three floors. The property provides a pair of semi-detached purpose built offices which have been connected internally.

The accommodation is largely open plan with stairs to each floor located at each end of the building.

Externally, the property has a number of allocated parking bays.

The property may be suitable for residential conversion subject to relevant permission being in place.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	300.14	3,231
First Floor	309.30	3,329
Second Floor	236.65	2,547
Total NIA	846.09	9,107

## Energy Performance Certificate

Rating: B (47)

## Services

We understand that mains water, electricity and drainage supplies are available and connected 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.

## 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:** £79,500

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, on terms to be agreed.

## Rent

£95,000 per annum exclusive.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers 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

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 17,000 and is located approximately 2 miles north of the A14 trunk road. Cambridge lies approximately 12 miles to the south-east, Huntingdon 6 miles to the west, Peterborough 25 miles to the north and central London 60 miles to the south. Road communications to the town are very good via the A14 which has recently been significantly upgraded and provides links to both the A1 to the north and south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge, with direct services to London.

The property is situated a short walk from amenities within the town centre. Also close to the local bus terminal which provides the Park and Ride service to Cambridge via the Guided Busway.









