

WORKSHOP/WAREHOUSE PREMISES

TO LET



Unit 3, Brunel Court, St Ives, Cambridgeshire
PE27 3LW
811.1238333



UNIT 3, BRUNEL COURT

ST IVES, CAMBRIDGESHIRE, PE27 3LW



Agreement

To Let



Detail

Industrial



Rent

£25,000 pa



Size

246.42 sq m
(2,652 sq ft)



Location

St Ives, PE27 3LW



Property ID

811.1238333

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

A mid terrace modern business unit of steel portal frame construction with profile steel cladding to front and rear elevations under a profile steel clad roof. The property benefits from a roller shutter loading door including a pedestrian access to the front elevation, with a separate pedestrian access leading to an office/reception with kitchen and WC facilities behind. The main warehouse benefits from an up and over roller shutter loading door to the front elevation, 3 phase electricity, power floated concrete floor and an eaves height of 6.5m. There is a mezzanine storage platform above the office and kitchen. Outside there are 7 allocated parking spaces.

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
Warehouse/workshop	183.02	1,990
Office including kitchen and WC's	31.70	341
Mezzanine storage	31.70	341
Total GIA	246.42	2,652

Energy Performance Certificate

Rating: D (98). A copy of the EPC is available on our website.

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). 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 (3 Phase), gas, water and sewerage 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/E (light industrial) and B8 (storage). Other uses falling under use classes E such as R & D, cafe, gym or recreation may also be considered. General industrial (B2) uses may also be considered

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

Rates

Charging Authority: Huntingdonshire District Council
Description: Warehouse and Premises
Rateable value: £17,500
Period: April 2026

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

£25,000 per annum.

Service Charge

A service charge will be levied for the maintenance and upkeep of the common areas of the estate. Details of which can be provided to interested parties.

VAT

We understand that VAT will be payable 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

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.

Contact:

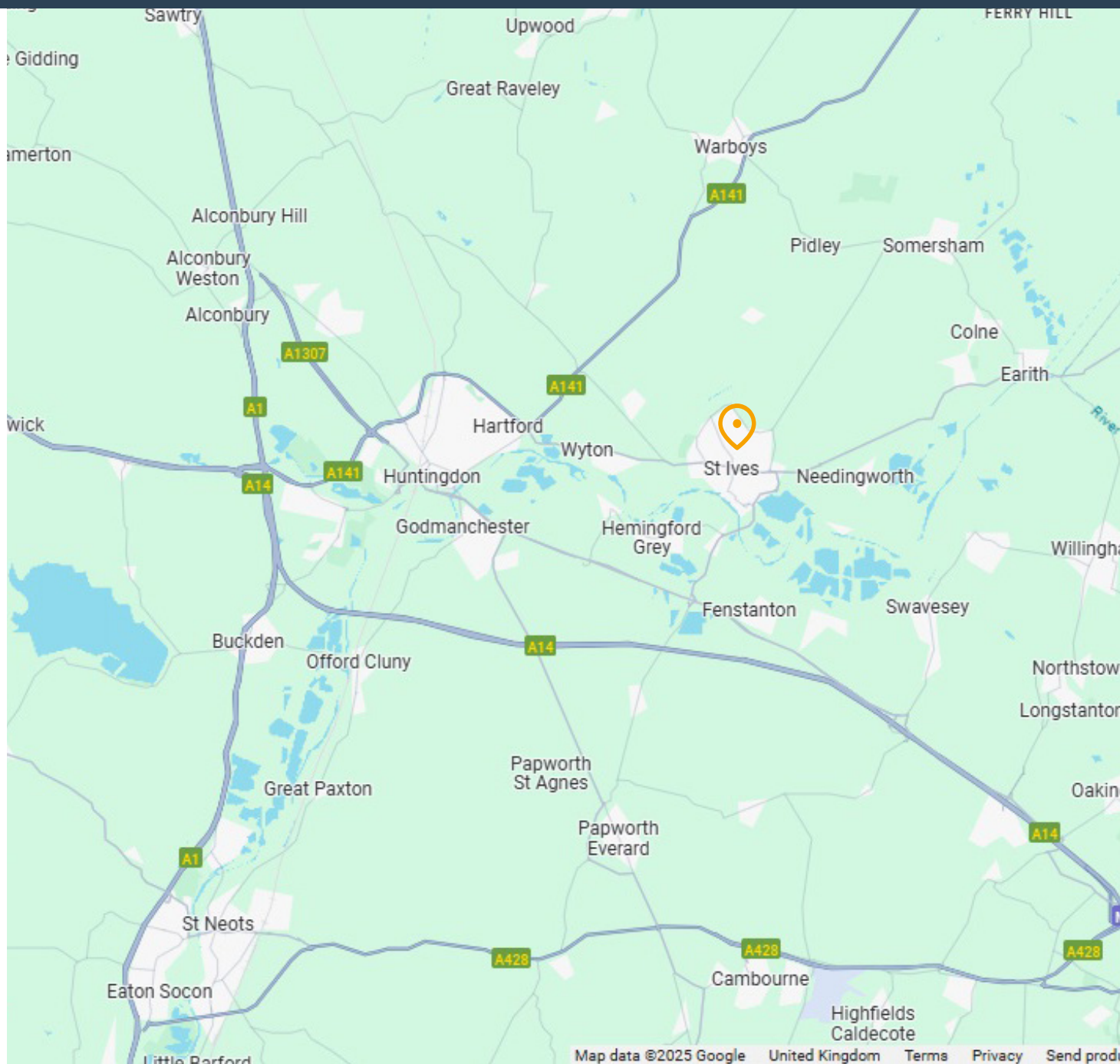
BTG Eddisons – Stephen Power 01480 415728

Savills

Location

The attractive market town of St Ives has a current population of approximately 19,000 and lies 30 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies 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 of the town. There is a frequent Guided Bus service to central Cambridge and mainline railway stations at both Huntingdon and Cambridge with direct services to London.

Brunel Court is located within the popular St Ives trading estate, the principal estate serving St Ives and the wider area. Brunel Court is located off Burrel Road towards the rear of the estate. There are 6 units within the terrace which benefit from extensive on-site car parking.





Unit 3, Brunel Court, Burrel Road, St. Ives, PE27 3LW



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Plotted Scale - 1:7,500

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