

HIGH PROFILE TRADE COUNTER UNIT

TO LET



Unit 5 Joiners Court, Nuffield Road, St Ives, Cambridgeshire
PE27 3LX
811.1244509



UNIT 5 JOINERS COURT

NUFFIELD ROAD, ST IVES, CAMBRIDGESHIRE, PE27 3LX



Agreement

To Let



Detail

Industrial/Trade Counter



Rent

£19,928 pa



Size

174.56 sq m (1,879 sq ft)



Location

St Ives, PE27 3LX



Property ID

811.1244509

For Viewing & All Other Enquiries Please Contact:



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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 high profile occupiers including Howdens, Screwfix, Just Tyres, County Windows and Superior Finish Flooring.

Unit 5 comprises a mid terrace trade counter unit with high profile frontage with client car parking, whilst to the rear there is a roller shutter loading door and additional car parking and storage.

The unit benefits from a front trade counter, whilst the main warehouse includes a disabled WC facility and a kitchen.

The unit benefits from the following:-

- 3 phase mains electricity
- Allocated on-site car parking
- Mains water and drainage
- Electric roller shutter loading door
- Prominent signage to both front and rear elevations
- Fibre Broadband connection
- Internal clear eaves height of 6m

Energy Performance Certificate

Rating: C (54)

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
Total GIA	174.56	1,879

Services

Mains water, drainage and electricity (3 phase) are available to the property. 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, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Tenure

The property is available by way of assignment of the existing lease.

Rates

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

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.

Rent

£19,928 per annum, payable quarterly in advance.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details are available from the agents.

VAT

We understand that VAT will be charged on 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 [purchasers/tenants] prior to instruction of solicitors.



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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 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 includes ScrewFix, County Windows, Parker Rose Kitchens and Interiors. Phase II comprises four further units prominently located on the Somersham Road, two of which are occupied by Howdens Joinery.







