

TO LET - OFFICE

SI ONE

Parsons Green, St Ives, Huntingdon, PE27 4AA



Key Highlights

- 947 to 10,257 sq ft
- Prime business Park location
- Shared entrance lobby with lifts and WC's
- Located next to Morrisons Supermarket, Costa Coffee and McDonalds
- Self contained first and second floor office suites
- Allocated secure parking
- EPC Rating: C

SAVILLS Peterborough
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Location

St Ives is an attractive market town located on the River Ouse with a population of 19,000 and is approximately 14 miles from Cambridge, 5 miles from Huntingdon and 25 miles from Peterborough. The town has become an increasingly significant business and commuter location due to its accessibility to the national motorway network via the recently improved A14 dual carriageway.

There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes to Kings Cross from Huntingdon station. The Park & Ride service located at Meadow Lane, St Ives, is nearby and journey times from St Ives to Cambridge Science Park are circa 20 minutes. There is also a Guided Bus service between Cambridge and St. Ives.

There are excellent local amenities with a Morrison's supermarket adjacent and a McDonalds/Costa coffee drive thru across the road at Abbey Retail Park.

Description

Si One comprises a modern purpose built office building with predominately open plan office accommodation. The available suites are on the ground and second floors and there is lift access to all floors. There is also a shared kitchen facility and meeting room. Parking spaces will be allocated.

The building has a secure gated car park with allocated parking spaces with a prominent feature entrance lobby with the stairs and lifts are located.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Part	7,349	682.74	Available
2nd - Suite 1	1,001	93	Available
2nd - Suite 2	947	87.98	Available
2nd - Suite 3	960	89.19	Available
Total	10,257	952.91	

Viewings

Strictly by appointment with the sole agents Savills.

Terms

The office suites are available to let on terms to be agreed.

Contact

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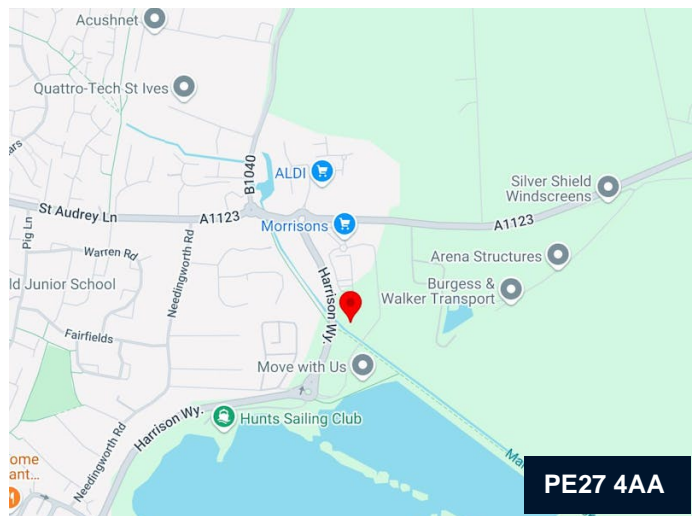
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Energy performance certificate (EPC)

Unit SI One
St Ives Business Park
Parsons Green
ST. IVES
PE27 4AA

Energy rating

C

Valid until: 24 October 2029

Certificate number: 9200-4991-0311-9430-0054

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

2049 square metres

Rules on letting this property

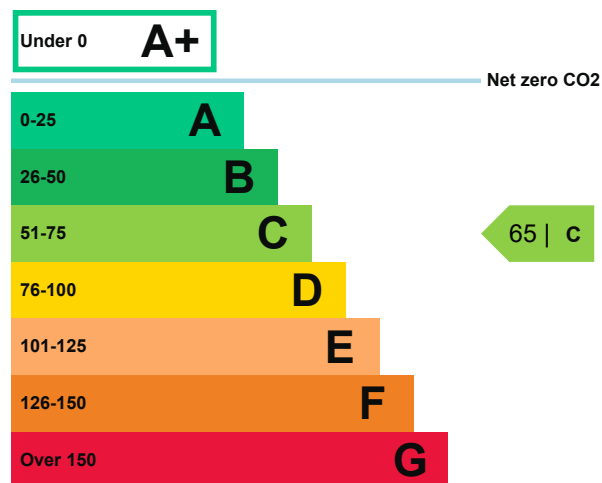
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

84 | D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

57.45

Primary energy use (kWh/m² per year)

340

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9495-4030-0911-0090-4125\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Malcolm Ward
Telephone	07769 972 331
Email	malcolm.ward@macward.plus.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201084
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Mackenzie land Ltd
Employer address	18 Sywell, Northampton, NN6 0BQ TE: 07769 972331
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 October 2019
Date of certificate	25 October 2019
