

MODERN HIGH PROFILE OFFICE

FOR SALE/TO LET



3 Fenice Court, Phoenix Park, Eaton Socon, St Neots, Cambridgeshire
PE19 8EP
811.1239789



3 FENICE COURT

PHOENIX PARK, EATON SOCON, ST NEOTS, CAMBRIDGESHIRE, PE19 8EP



Agreement

For Sale/To Let



Detail

Modern Office



Price/Rent

Price £1,400,000
Rent £130,000



Size

769.27 sq m (8,280 sq ft)



Location

St Neots, PE19 8EP



Property ID

811.1239789

For Viewing & All Other Enquiries Please Contact:



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Property

Fenice Court was built in 2008. 3 Fenice Court is one of a pair of semi-detached office buildings, and considerably larger than the adjacent office. The property is of brick wall exterior with steel sheet cladding immediately below the roofline under a profile steel clad roof. The property comprises open plan offices over two floor and benefits from a main entrance lobby with both stairs and lift to first floor, as well as separate male and female WC's on each floor, and a second lobby at the west end of the building with a second stairwell.

The ground floor comprises a glazed entrance lobby with doors off to separate male and female WC's, and both stairs and 8 person lift to the first floor. From the glazed entrance lobby, a door leads through to the predominantly open plan office area with a door off to a separate kitchen. The ground floor has been partly subdivided to create a series of office and meeting rooms as well as a post room, but remains predominantly open plan.

The first floor comprises an open glazed landing with access to both separate male and female WC's and the lift, with doors leading through to the prominently open plan office area which again has been partly subdivided to create a series of meeting rooms alongside the open plan space, and which includes a staff kitchen facility.

The offices benefit from raised flooring throughout with cable points, suspended ceilings incorporating LED lighting and air conditioning units, and are double glazed throughout. Outside there is allocated parking for 33 cars within the Fenice Court development. Further off-site parking may be available by separate arrangement.

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
Ground floor offices	379.60	4,086
First floor offices	389.66	4,194
Total NIA	769.27	8,280

Energy Performance Certificate

Rating: C (74).

Rates

Charging Authority: Huntingdonshire District Council
Description: Office and Premises
Rateable value: £103,000

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 For Sale freehold or to rent leasehold.

Price

£1,400,000 + VAT

Rent

£130,000 for the Whole. Consideration may be given to letting the property on a floor by floor basis.

VAT

We understand the property is registered for VAT

Legal Costs

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

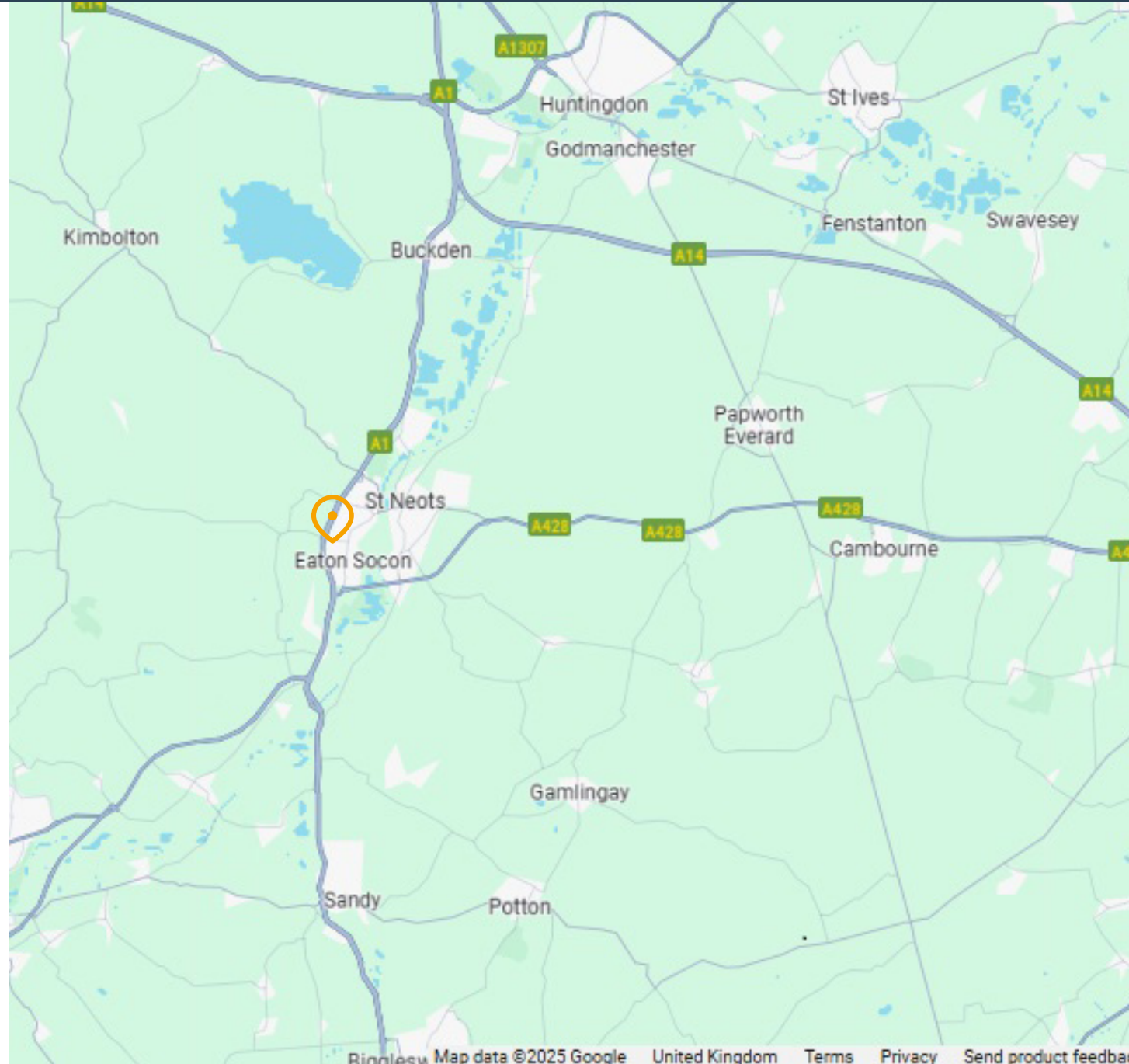
Anti-Money Laundering

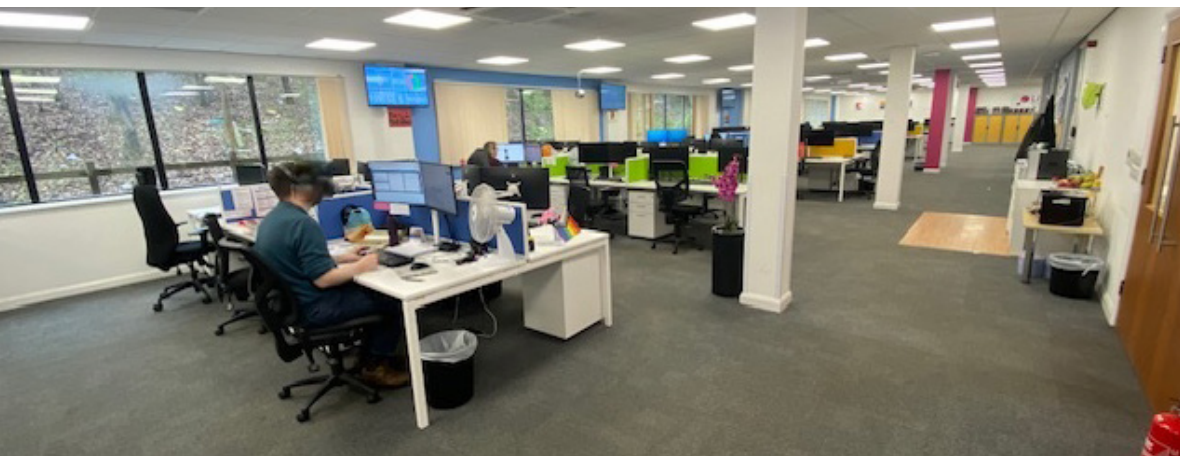
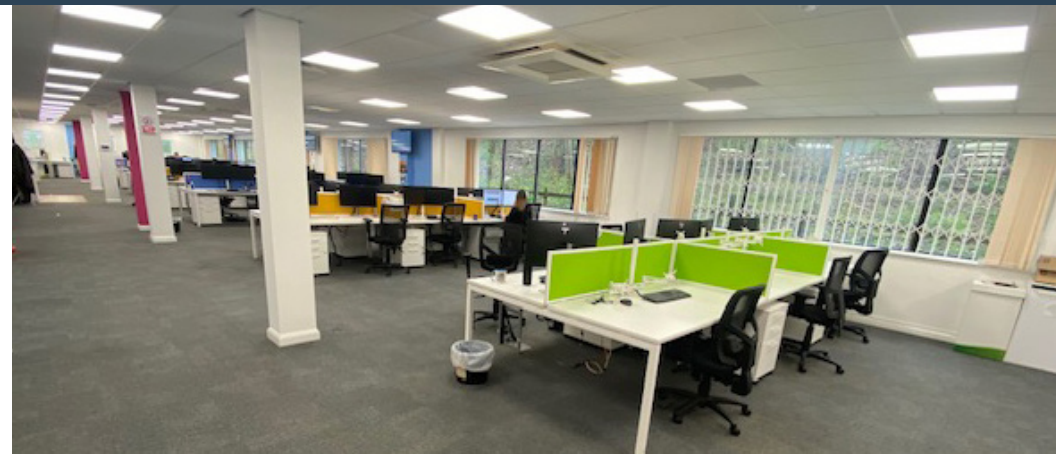
Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

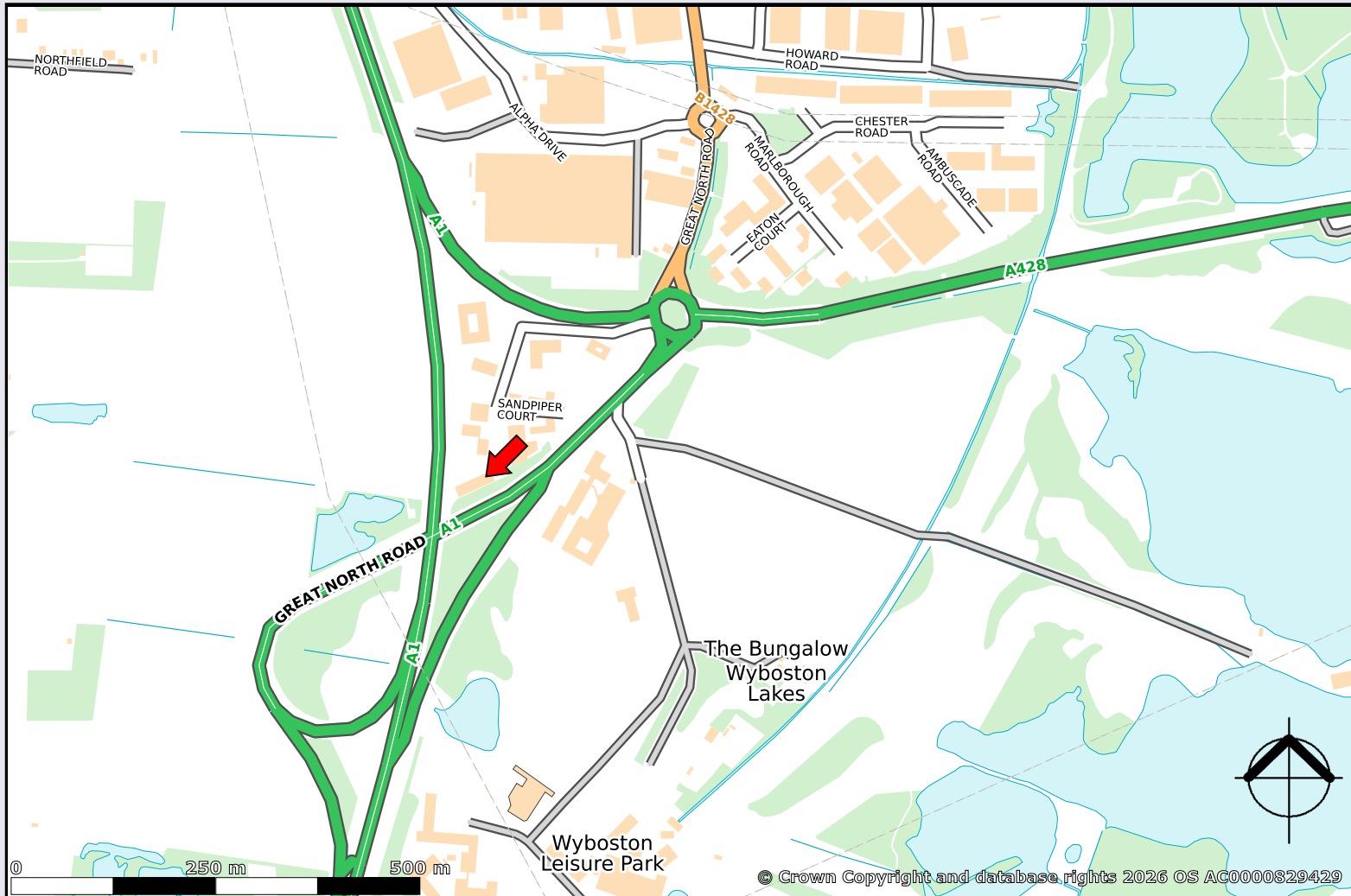
St Neots is a popular market town with a population of approximately 26,000 and is located approximately 50 miles north of London, 18 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 bypasses the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north. There is a mainline railway station serving the town with frequent services to London (St Pancras International). The A428 is currently undergoing a substantial upgrade which will significantly reduce journey times both east and west.

Fenice Court comprises part of the Phoenix Park development located to the south-west of St Neots town centre and adjacent to the southbound carriageway of the A1 at the Junction of the A428 and the estate. Fenice Court is located at the southern end, and is a modern cul-de-sac development of office buildings. There are a wide range of conveniences in close proximity to the estate including Costa Coffee, KFC, Aldi, Liddle, Greggs, Premier Inn and Wyboston Lakes Golf centre.





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