



Office at Manor Farm, Graveley, St Neots, Cambridgeshire
PE19 6PL

811.176731



BTG
Eddisons

OFFICE AT MANOR FARM

GRAVELEY, ST NEOTS, CAMBRIDGESHIRE, PE19 6PL



Agreement

To Let



Detail

Office



Rent

£5,000 pa all inclusive



Size

14.43 sq m (155 sq ft)



Location

Graveley, St Neots, PE19 6PL



Property ID

811.176731

For Viewing & All Other Enquiries Please Contact:



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Property

Ground floor serviced office space for 2-3-people, accessed via the reception or rear entrance. Fitted with new carpet tiling and fluorescent strip lights. Separate WC and Kitchenette area.

On-site parking available at the rear.

The furniture shown may be included by negotiation.

Separate storage may be available by negotiation.

The office is available from February 2026.

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 |
|-----------|----------------|-----------------|
| Total NIA | 14.43 | 155 |

Energy Performance Certificate

Rating: D

Services

Included services for the office space are mains electricity, water and internet.

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.

Tenure

The property is available To Let, on terms to be agreed.

Rent

£5,000 per annum, inclusive of rent, business rates and service charge.

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

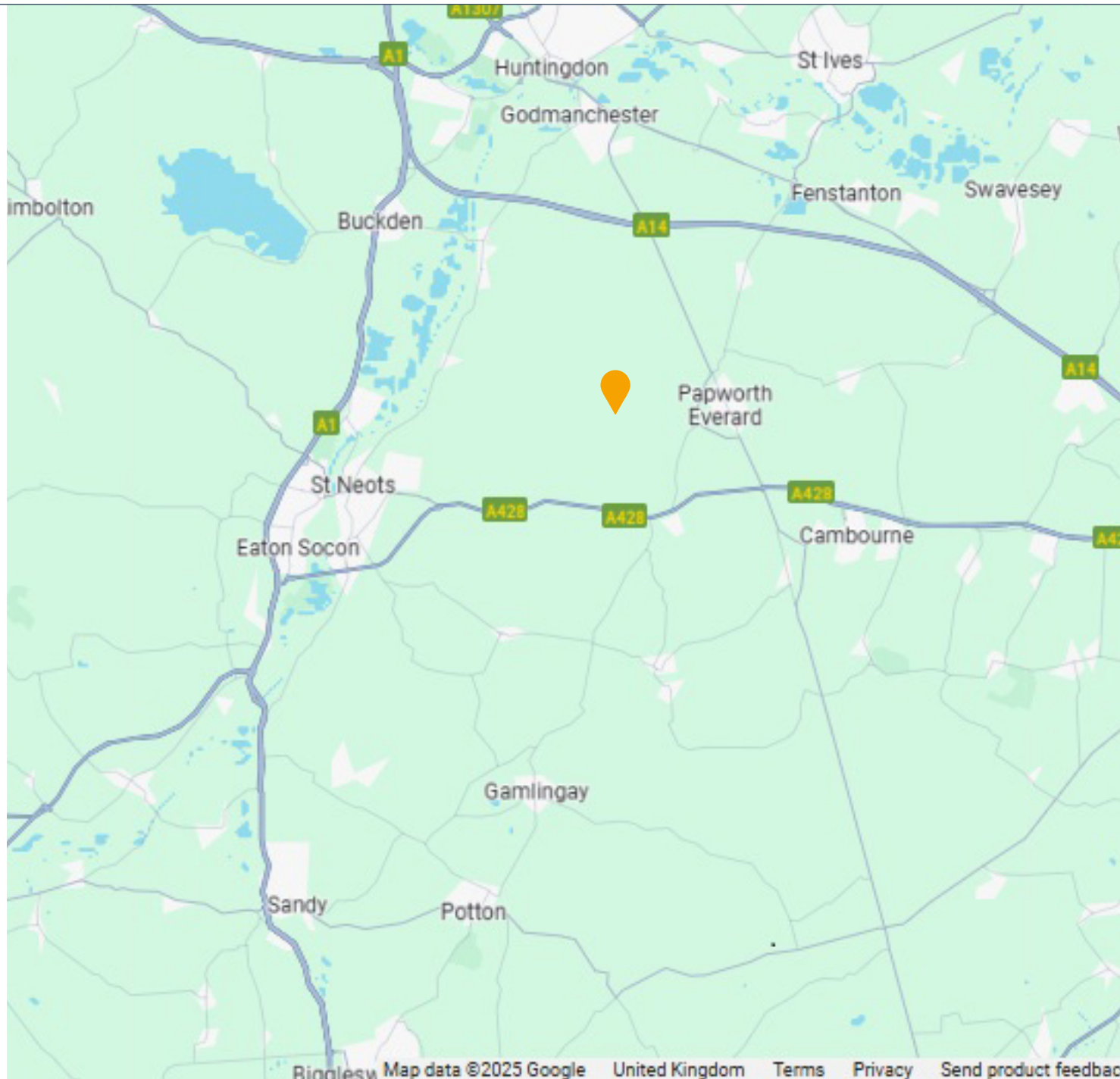
Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

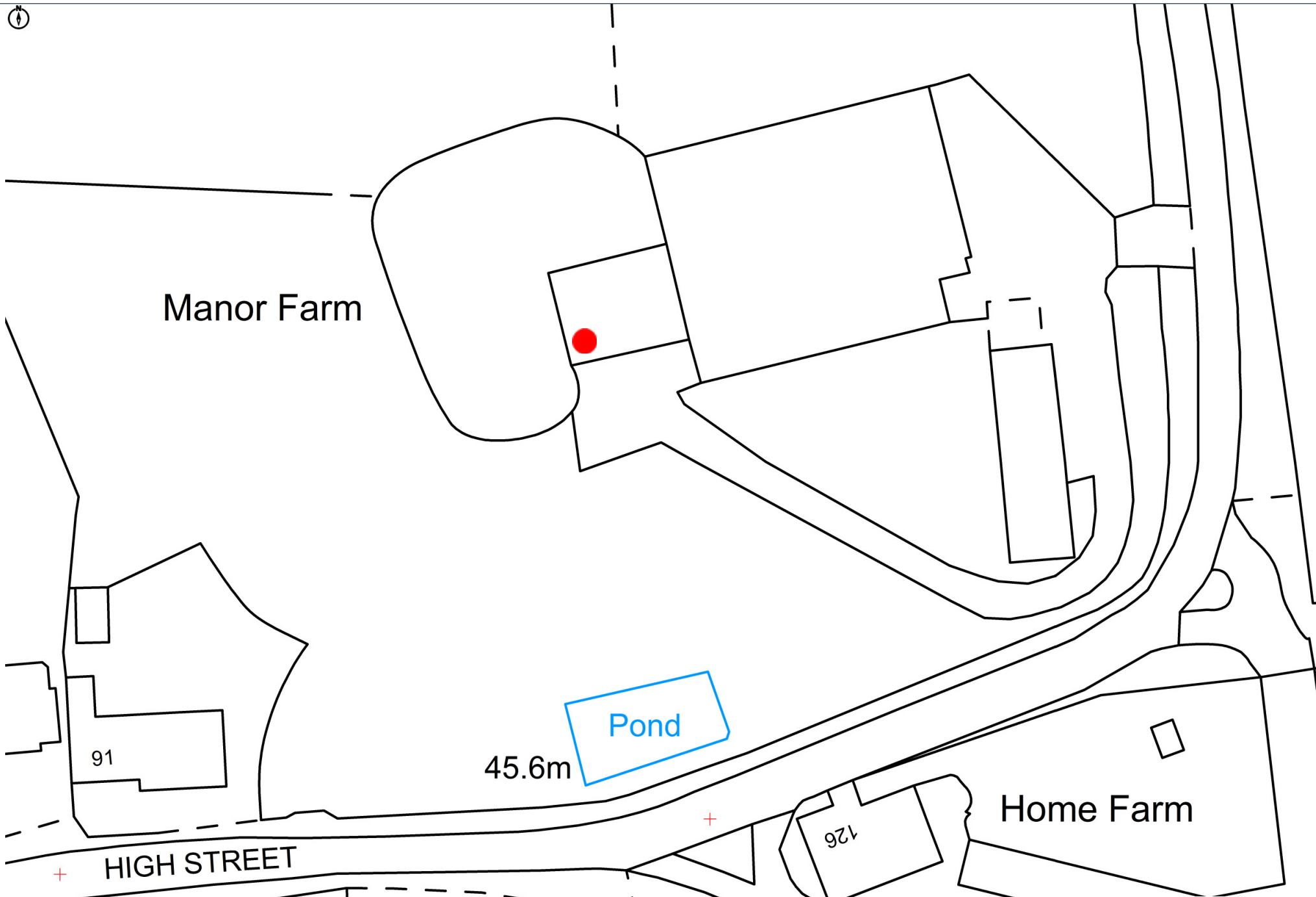


Location

Graveley is an attractive village situated approximately 7 miles to the south of Huntingdon and 7 miles south west of St Ives and 6 miles north-east of St Neots. Access to the A1 and A14 has considerably improved recently with the completion of the upgrading of the A14 linking Huntingdon and Cambridge. Access to the A1 and A14 is provided by the A428 approximately 3 miles to the south or the A1198 approximately 2 miles to the north-east.

The office is part of the MoreSpace storage building.





Manor Farm

Pond

45.6m

HIGH STREET

Home Farm

91

126

0m 10m 20m 30m

