

BUSINESS UNIT

TO LET



**Unit 2, Meridian Court, Compass Point, St Ives, Cambridgeshire
PE27 5FH**

811.1239988



**BTG
Eddisons**

UNIT 2, MERIDIAN COURT

COMPASS POINT, ST IVES, CAMBRIDGESHIRE, PE27 5FH



Agreement

To Let



Detail

Business Unit



Rent

£25,000 pa plus VAT



Size

236.35 sq m
(2,544 sq ft)



Location

St Ives, PE27 5FH



Property ID

811.1239988

For Viewing & All Other Enquiries Please Contact:



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Property

The property provides a modern industrial unit within the Compass Point Business Park which is situated close to a number of local amenities including Morrisons, PureGym, McDonalds, Costa, Subway and a children's day nursery.

The accommodation comprises entrance lobby with access to the warehouse, WC, and stairs to first floor offices.

Construction is of steel portal frame with clad external elevations incorporating a roller shutter door to access the warehouse. The unit benefits from a number of allocated parking bays.

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	155.17	1,670
First floor	81.18	874
Total GIA	236.35	2,544

Rent

£25,000 per annum plus VAT.

Lease Terms

The property will be let on full repairing and insuring leases upon terms to be agreed.

Energy Performance Certificate

B (47).

Rates

The property has a Rateable Value of £16,750. By applying the current UBR of 0.432, the rates payable are approximately £7,236 per annum.

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.

Service Charge

The incoming tenant will be responsible for a contribution towards the estate service charge.

Location

The attractive market town of St Ives has a current population of 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 between Huntingdon and Cambridge has been recently upgraded to the south of the town providing a much improved link between the east coast ports and the M11, A1, and M1/M6. The A1 lies 9 miles to the west.

The Compass Point Business Park is now fully established and is prominently located on the eastern edge of St Ives at the junction of the A1123 and the A1096. There are a wide range of facilities in close proximity to the business park including Aldi and Morrisons supermarket, Marsh Harrier public house, and a food court incorporating McDonalds, Costa and Subway branches.

