

INDUSTRIAL

TO LET



Unit 38, Edison Road, St Ives, Cambridgeshire  
PE27 3LF

811.181678



BTG  
Eddisons

# UNIT 38, EDISON ROAD

ST IVES, CAMBRIDGESHIRE, PE27 3LF



Agreement

To Let



Detail

Industrial



Rent

£33,000 pax



Size

430.17 sq m (4,630 sq ft)



Location

St Ives, PE27 3LF



Property ID

811.181678

**For Viewing & All Other Enquiries Please Contact:**



**MATTHEW HUNT**  
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Associate Director

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## Property

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The property provides a mid terrace industrial unit believed to be of conventional steel frame construction. The property provides an open plan workshop/warehouse with storage mezzanine to the left hand side. The mezzanine is also believed to be steel framed.

There are WC and kitchenette facilities at ground floor level with admin office above.

Externally, the property benefits from a number of allocated parking bays.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	430.17	4,630

## Energy Performance Certificate

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Rating: E (121)

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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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.

## Rates

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**Charging Authority:** Council  
**Description:** Workshop and Premises  
**Rateable Value:** £19,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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

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The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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£33,000 per annum exclusive.

## VAT

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VAT is not charged in addition.

## Legal Costs

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

## Anti-Money Laundering

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Prospective purchasers 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

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. There are mainline railway stations at Huntingdon and Cambridge.





