

HIGH QUALITY OPEN PLAN OFFICES

TO LET



Suite 1, James Hall, St Ives Business Park, St Ives, Cambridgeshire
PE27 4AA
811.1239892



SUITE 1, JAMES HALL

ST IVES BUSINESS PARK, ST IVES, CAMBRIDGESHIRE, PE27 4AA



Agreement

To Let



Detail

Office



Rent

£45,383 pax



Size

324.32 sq m (3,491 sq ft)



Location

St Ives, PE27 4AA



Property ID

811.1239892

For Viewing & All Other Enquiries Please Contact:



Stephen Power

MRICS MCIQB

Director

T: 01480 415728

M: 07866 165016

E: stephen.power@eddisons.com

Property

James Hall benefits from an impressive frontage, full height feature atrium with a reception area, with marbled floors and a feature landing at the front of the building with access to separate male, female and disabled WC's. A lift and stairway provide access to the upper floors.

Suite 1 is an open plan office with windows on three sides benefitting from impressive lakeside views at the rear. The office includes a comprehensive staff kitchen and breakout area in one corner and a large separate boardroom, and benefits from raised floors, suspended ceilings with LED lighting, air conditioning, security systems and fibre optic cabling throughout.

Accommodation

The office comprises the following approximate area.

Area	m ²	ft ²
Suite 1	324.32	3,491
Total approx NIA	324.32	3,491

Lease

The office is available by way of assignment of an existing lease, or by a new lease direct with the landlord, on terms to be agreed.

Rent

£45,383 per annum exclusive payable quarterly in advance.

Rates

Charging Authority: Huntingdonshire District Council
Description: Office and Premises
Rateable value: £41,250
Period: 2026

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.

VAT

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.

Energy Performance Certificate

Rating: C (65)

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas of the property and shared facilities. Comprehensive details of items included within the service agreement are available on request.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

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 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 and a frequent Guided Bus service between Cambridge and St Ives.

James Hall is prominently located within the St Ives Business Park, with convenient access from the town's eastern bypass and only a short walk from a wide range of local facilities including both Morrisons and Aldi supermarkets, Tesco's Metro and a range of food retailers including McDonald's, Subway, Costa Coffee and Eric's Fish and Chips.





