



Speke House, Compass Point Business Park, 17 Stocks Bridge Way,
St Ives, Cambridgeshire
PE27 5JL

811.1222950



BTG
Eddisons

SPEKE HOUSE

COMPASS POINT BUSINESS PARK, 17 STOCKS BRIDGE WAY, ST IVES, CAMBRIDGESHIRE, PE27 5JL



Agreement

For Sale



Detail

Offices



Price

On Application



Size

647.25 sq m (6,966 sq ft)



Location

St Ives, PE27 5JL



Property ID

811.1222950

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER
MRICS MCIQB
Director

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Property

A modern detached two storey office building of brickwork construction under a tiled roof. The building benefits from extensive forecourt car park to the front with additional car parking and a small loading bay to the side.

The office is currently configured to provide a combination of open plan offices with training rooms and meeting rooms, and a number of smaller offices. The property benefits from separate male and female WC facilities on both floors, a staff room, air conditioning throughout, and a lift to the first floor.

Externally, the unit extends to approximately 0.37 acres (0.1995 hectares) and allows for approximately 32 demised parking spaces and benefits from two EV charging points.

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	340.93	3,669
First Floor	306.32	3,297
Total approx NIA	647.25	6,966

Energy Performance Certificate

Rating: B (46)

The Display Energy Certificate (DEC) has a rating of F(142). A copy of the DEC is available on our website.

Services

Mains electricity (3 phase), water and drainage are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Rates

Charging Authority: Huntingdonshire District Council
Description: Offices and Premises
Rateable value: £77,500

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

The property is available For Sale on a long leasehold basis.

Price

On Application.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

VAT

We understand that VAT will not be payable in respect of the property.

Legal Costs

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

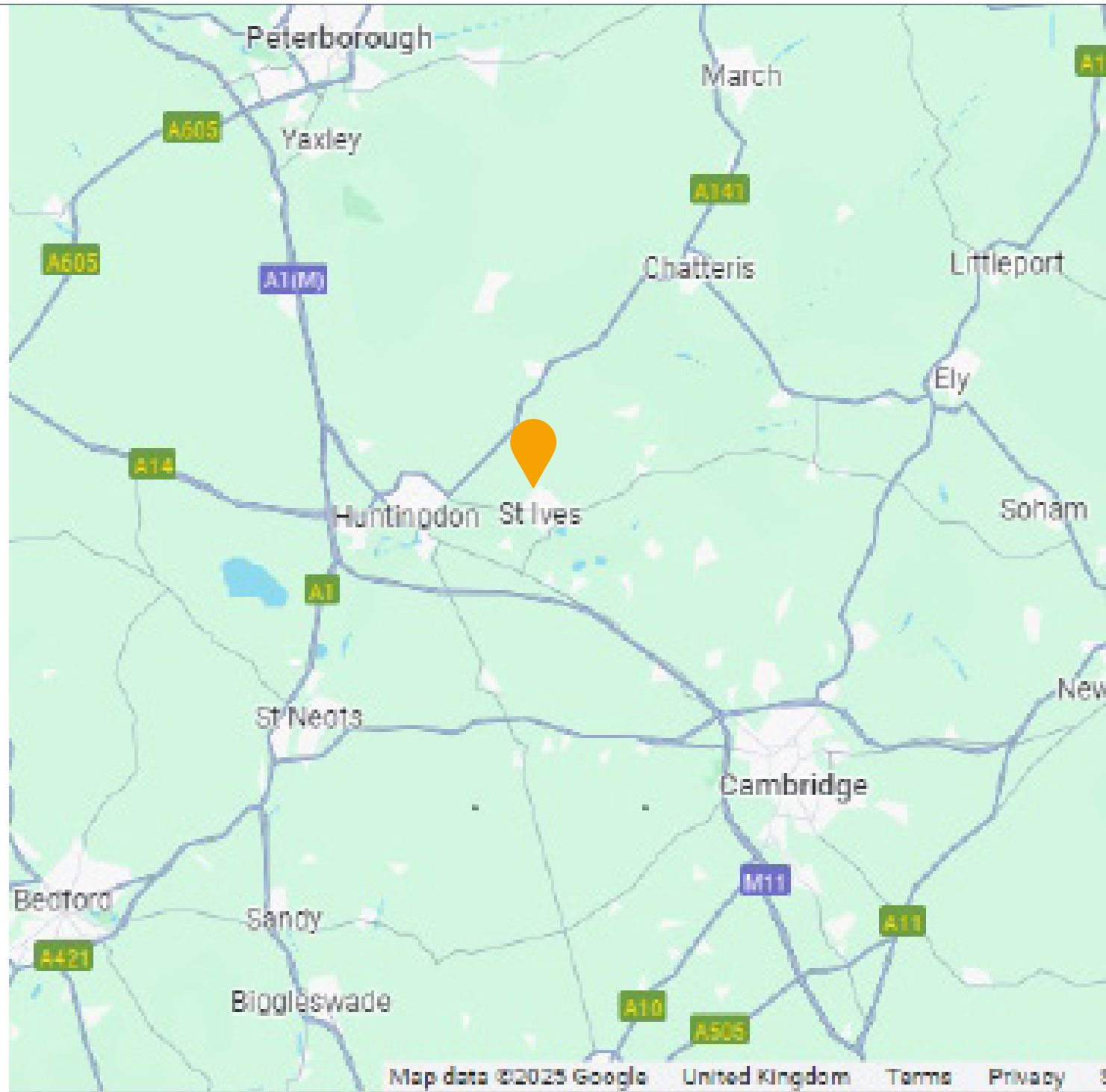
Anti-Money Laundering

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 purchasers prior to instruction of solicitors.

Location

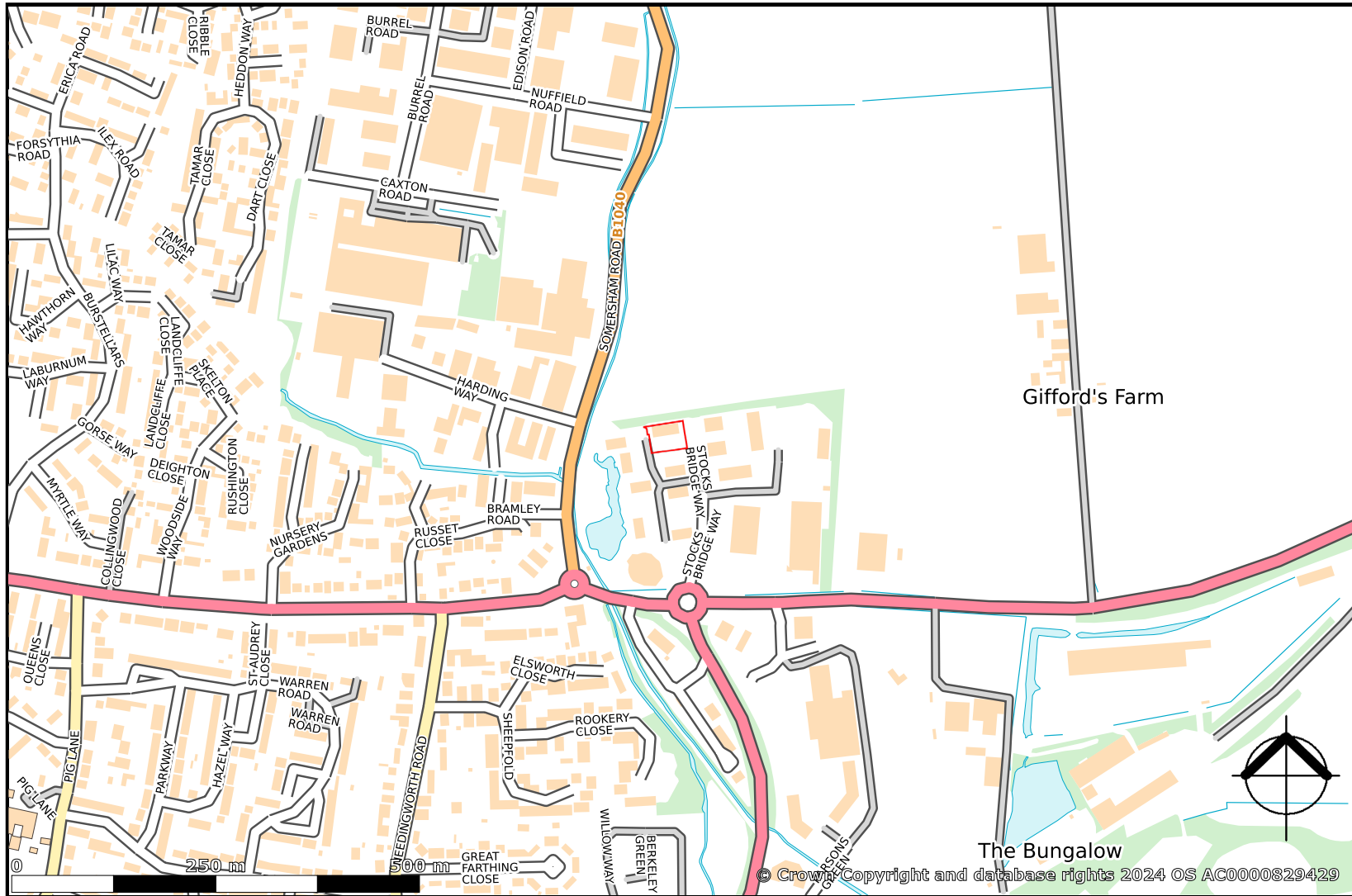
The attractive market town of St Ives has a current population of approximately 17,000 (2021 Census). The A14 trunk road is to the south of the town providing a dual carriageway linking the east coast ports, the M11, A1 & M1/M6. The A1 is 9 miles to the west, and there are mainline railway stations at both Huntingdon and Cambridge together with a frequent Guided Bus service between Cambridge and St Ives.

The property is located on the Compass Point business park, a short distance from the town centre facilities and convenient for a wide range of local facilities and services including McDonalds, Costa Coffee, Aldi, Morrisons and Tesco's.





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