



**Ground and First Floor, Lancaster House, Meadow Lane, St Ives, Cambridgeshire
PE27 4LG**

811.1222108



**BTG
Eddisons**

GROUND AND FIRST FLOOR

LANCASTER HOUSE, MEADOW LANE, ST IVES, CAMBRIDGESHIRE, PE27 4LG



Agreement

To Let



Detail

Offices



Rent

From £33,000 pa
to £67,000 pa plus VAT



Size

255.25 sq m (2,748 sq ft) to
516.01 sq m (5,554 sq ft)



Location

St Ives, PE27 4LG



Property ID

811.1222108

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
BSc (Hons) MRICS
Associate Director

matthew.hunt@eddisons.com

07866 165013

01480 451578

Property

The property comprises a modern detached office building situated off of Meadow Lane. It is currently split into three sections with the right-hand side being wholly occupied. The left hand side has been divided into two floors which are self-contained with access via a shared lobby with passenger lift to first-floor level.

Internally the offices provide a mixture of large open plan space and individual offices / meeting rooms . Each floor has it's own WC's and kitchen facilities.

Externally the property benefits from a good amount of parking spaces set within a private car park close to the Guided Busway/ Park & Ride.

Accommodation

Suite	m ²	ft ²
1 (Ground Floor)	255.25	2,748
2 (First Floor)	260.76	2,806
Total NIA	516.01	5,554

All measurements are approximate.

Energy Performance Certificate

Ratings:

Suite 1 - C (67)

Suite 2 - Awaiting EPC

Services

Mains water, electricity supplies are believed to be 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

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.

Rates

Charging Authority:	Huntingdonshire District Council
Description:	Offices and Premises
Rateable Values:	Suite 1 - £33,250
	Suite 2 - £38,000

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

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

Rent

From £33,000 pa to £67,000 pa plus VAT.

Legal Costs

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

Location

St Ives is a traditional market town on the banks of the River Great Ouse in Cambridgeshire with a population of approximately 17,000 and is located approximately 2 miles north of the A14 trunk road. Cambridge lies approximately 12 miles to the south-east, Huntingdon 6 miles to the west, Peterborough 25 miles to the north and central London 60 miles to the south. Road communications to the town are very good via the A14 which has recently been significantly upgraded and provides links to both the A1 to the north and south and the M11 to the east. There are mainline railway stations at both Huntingdon and Cambridge, with direct services to London.

To find the property, proceed onto Meadow Lane, taking the second right turning into the Lancaster House development. The suite is situated on the first floor within the southern elevation.







