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**BROWN & CO**  
**BARFORDS**

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## TO LET

28 Edison Road, St Ives, PE27 3LF

**GUIDE RENT: £21,000 Per Annum**

- End of Terrace Factory/Warehouse Unit
- Total Net Internal Area – 271 sq m (2,915 sq ft)
- Located within Sought After Business Park with Good Transport Links

**271 sq m (2,915 sq ft)**



## Location

St Ives is an attractive historic market town located on the banks of the River Ouse approximately 14 miles from Cambridge, 5 miles from Huntingdon and 20 miles from Peterborough. Steeped in history, the town is today an expanding commercial centre with a population of around 16,500 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores, local retailers and a regular street market.

The town also has a strong commercial base and has become an increasingly significant business location due to its accessibility to the national motorway network via the A14 dual carriageway, which links the East Coast ports to the West Midlands and North West. The area has also benefited from its proximity to Cambridge and has proved a popular choice for companies seeking to relocate from the City, particularly businesses in computers and research and development. There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes into Kings Cross from Huntingdon. The guided bus service from St Ives to Cambridge is now operational and the Park and Ride service is located at Meadow Lane, a short distance from the town centre and St Ives Business Park. The journey time from St Ives to Cambridge Science Park is circa 20 minutes.

## The Property

The property comprises a steel framed insulated building with walls in lined pvc coated steel cladding and cavity brick/blockwork with a steel cladded roof incorporating natural roof lights with an eaves height of 5.8m. Main access is through an insulated up and over door.

Externally, there is ample parking to the front.

## Accommodation

The property provides the following approximate net internal floor areas:

Description	sq m	sq ft
Factory/Warehouse Area	170	1829
Mezzanine	35	377
Ground Floor Offices	34	365
First Floor Offices	32	344
<b>TOTAL</b>	<b>271</b>	<b>2,915</b>

## Services

It is understood that all mains services are connected to the property and drainage is to the main sewers. Gas fired radiator heating system to principal offices and comfort cooling to main office on the first floor. There is gas space heating to the factory area.

Interested parties are however advised to satisfy themselves as to the specification and adequacy of service supplies by making their own enquiries to the relevant service providers.

## Tenure

The Property is available on a new full repairing and insuring basis on terms to be agreed.

## Rent

**Guide Rent: £21,000 per annum** exclusive of all business outgoings and payable quarterly in advance by Bankers' Standing Order.

## VAT

Payable at the prevailing rate where applicable.

## Business Rates

2017 Rateable Value: £17,750  
2018/2019 Rate Poundage 48.0p/£  
(Note: Transitional Relief/Charge may apply)

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing & Further Information

Strictly by appointment with the sole agent:

### Brown & Co Barfords

Howard House  
17 Church Street  
St Neots  
Cambs  
PE19 2BU

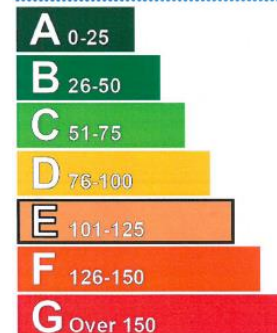
Contact: Phil Cottingham  
Tel: 01480 479089  
Email: phil.cottingham@brown-co.com

## EPC

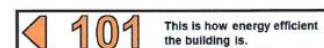
More energy efficient



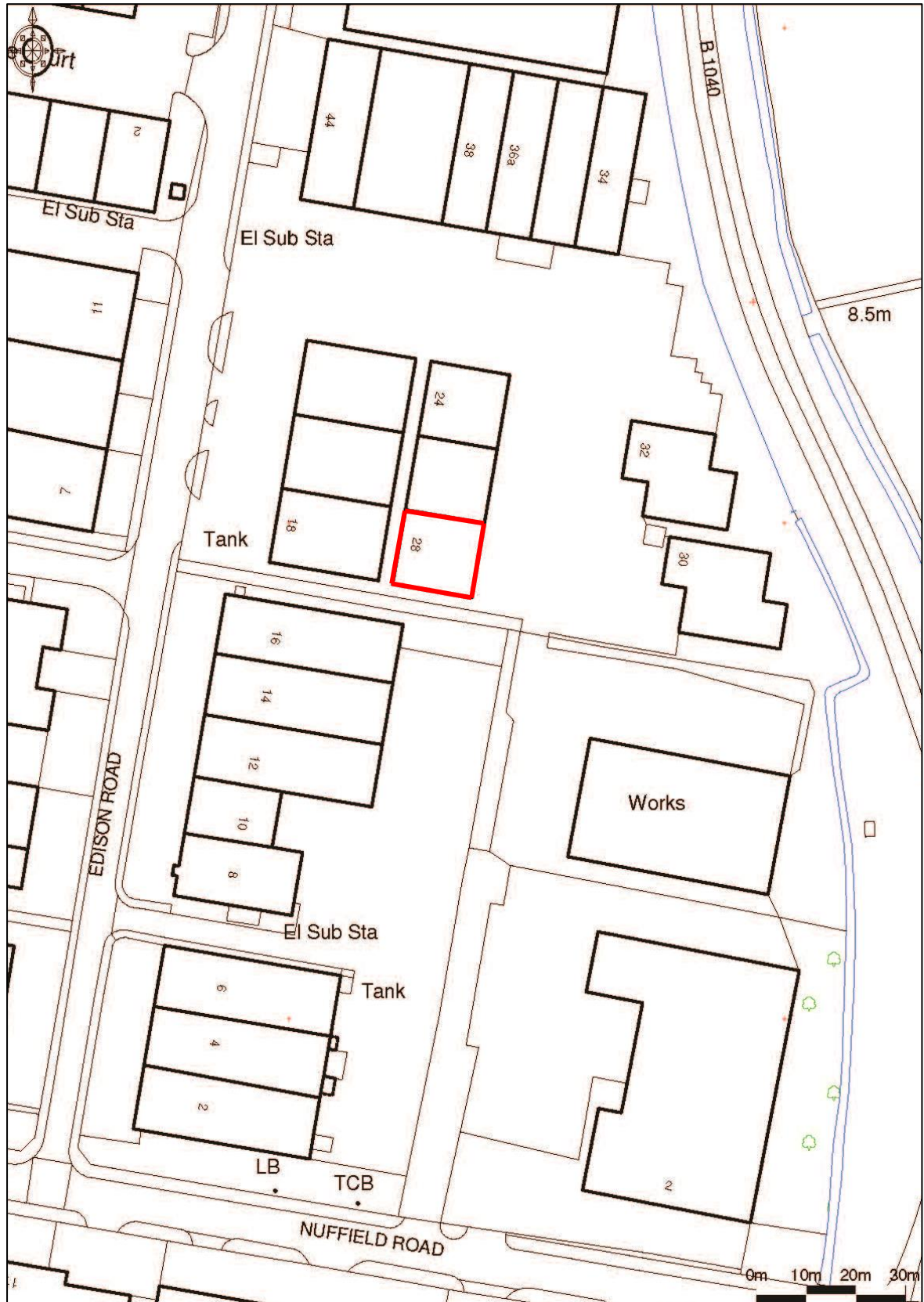
Net zero CO<sub>2</sub> emissions



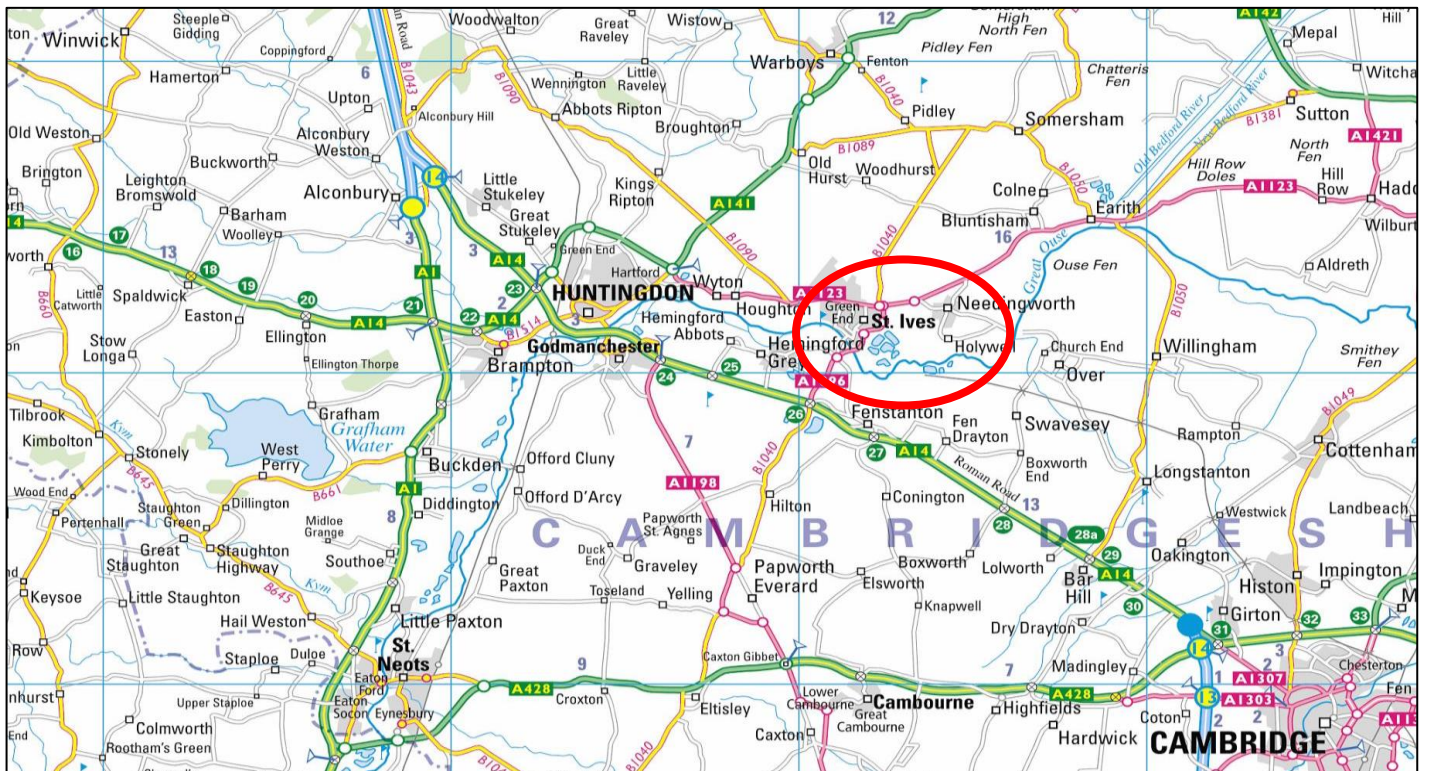
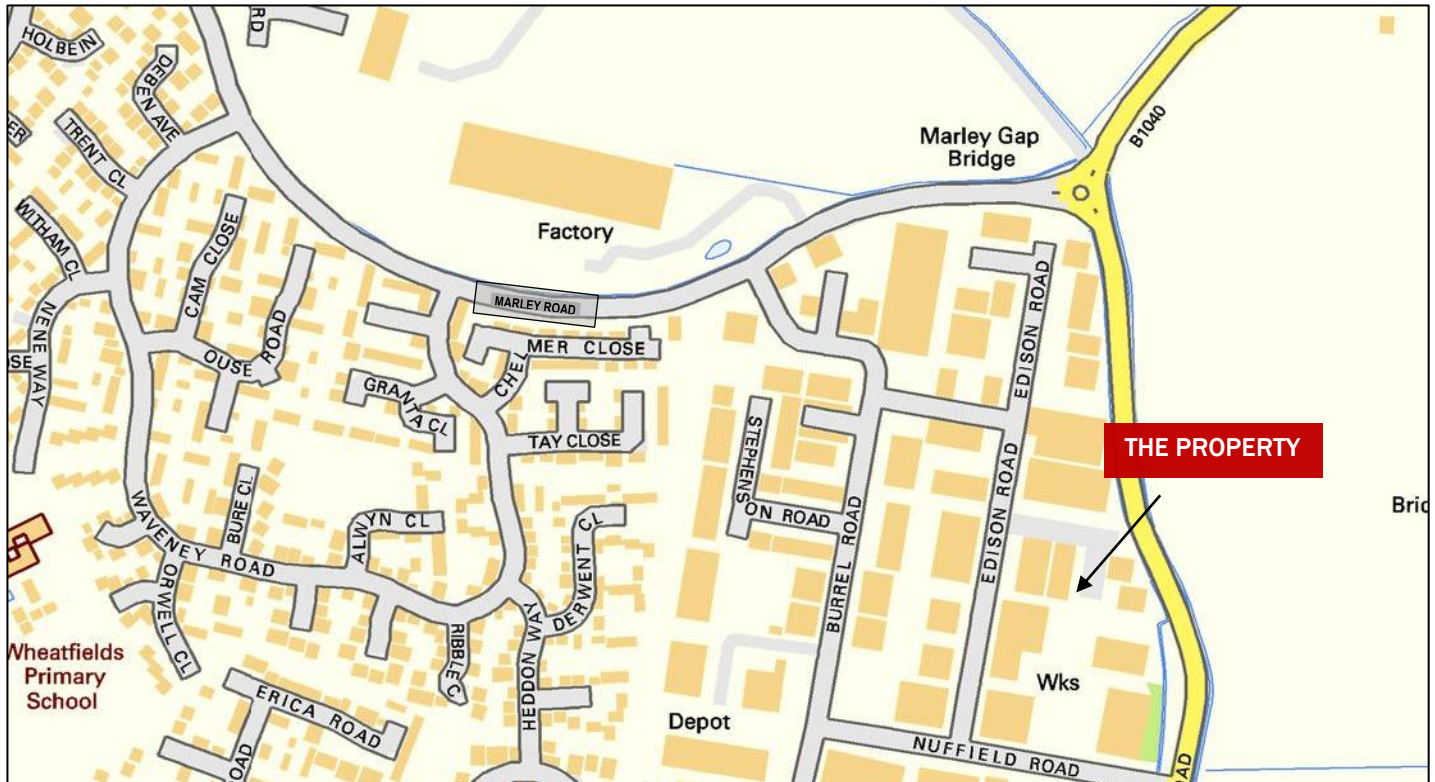
Less energy efficient











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