

INDUSTRIAL TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01480 451578



**Unit 6, Burrel Road, St Ives,
Cambridgeshire, PE27 3LE**

**Rent: £26,950 pa exclusive
plus VAT**

**Size: Approx. 353.02 sq m
(3,806 sq ft) PLUS mezzanine
floor of 35.08 sqm (378 sq ft)**

- Semi-detached light industrial/business unit
- Excellent condition throughout
- Ground and First floor offices
- Clean workshop within main warehouse offering suspended ceiling with air conditioning and an anti-static floor
- 14 private car parking spaces

Voted by the Estates Gazette 'Most Active Regional Agent in Cambridgeshire from 2010 to 2016'



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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. The area is set to be considerably improved with the completion of the new A14 link road between Huntingdon and Cambridge due to be finished December 2020.

DESCRIPTION

The property comprises a semi-detached light industrial/warehouse unit of steel portal frame construction with external walls in profiled cladding and a pitched roof incorporating roof lights. The height to eaves is approximately 5.7m. On the ground floor there is a reception area, wc accommodation and offices together with a full height production/warehouse area. The production/warehouse area also incorporates lighting and gas fired space heating. In addition, there is a mezzanine floor. At first floor there are two office areas with plastered and emulsion walls, suspended ceilings, carpets, radiator and central heating. The current tenants have installed a Clean Workshop area (see photograph) which offers a good specification including anti-static floor, suspended ceiling with recessed lighting and air conditioning.

FLOOR AREAS

G/F production/warehouse	224.06 sq m	2,412 sq ft
G/F offices and wc	64.48 sq m	697 sq ft
F/F offices	64.48 sq m	697 sq ft
Total	353.02 sq m	3,806 sq ft
Mezzanine floor	35.08 sq m	378 sq ft

SERVICES

Mains drainage, water, gas and electricity are available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

TERMS

The property is available on a new full repairing and insuring lease, subject to 3 yearly upward only rent reviews.

RENT

£26,950 per annum exclusive plus VAT.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £24,000.

For the year commencing 1 April 2018 rates will normally be charged at 49.3p in the pound if the RV is £51,000 or more, and 48p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

EPC

The property has an EPC of C (70). A copy of the EPC is available on our website.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews
150 High Street, Huntingdon,
Cambridgeshire
PE29 3YH

Contact: Richard Adam
rha@bsm.uk.com
(01480) 451578

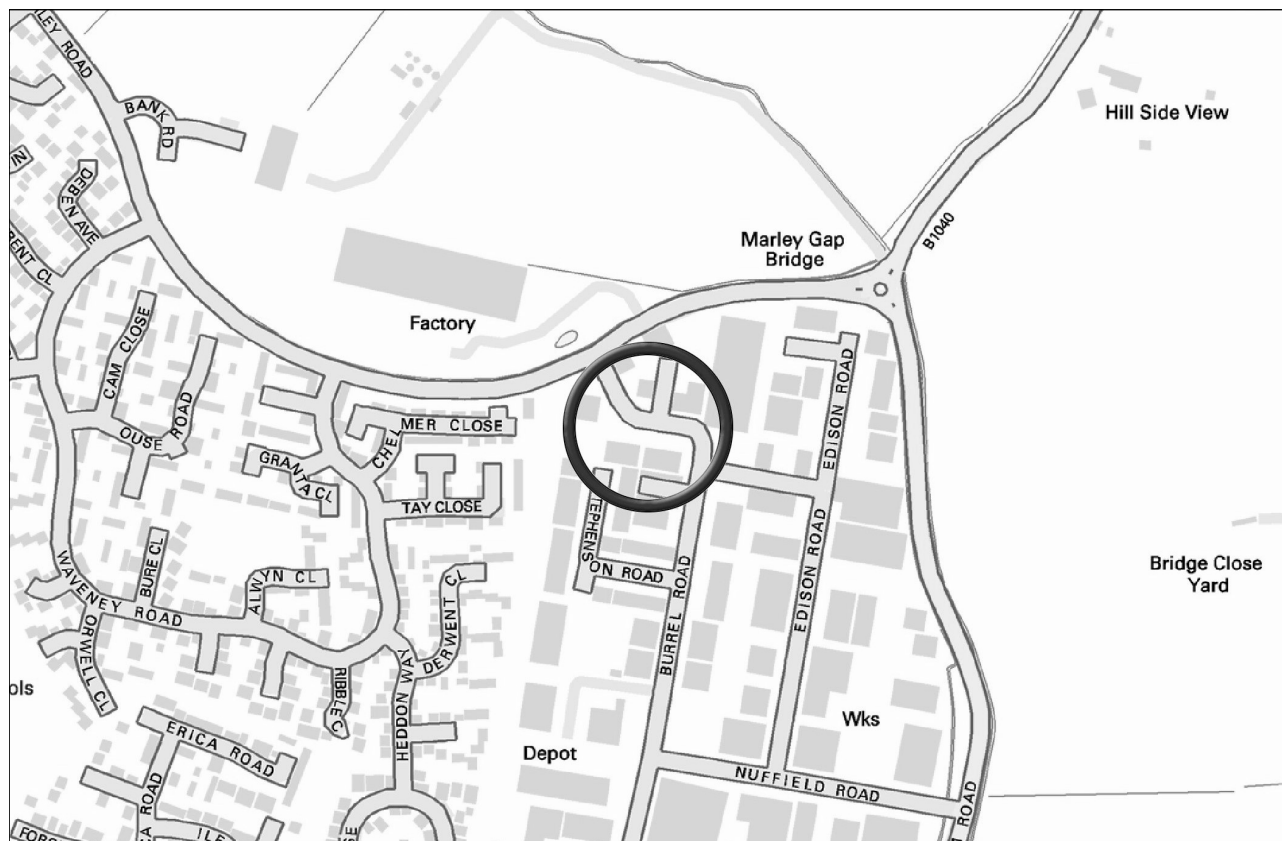
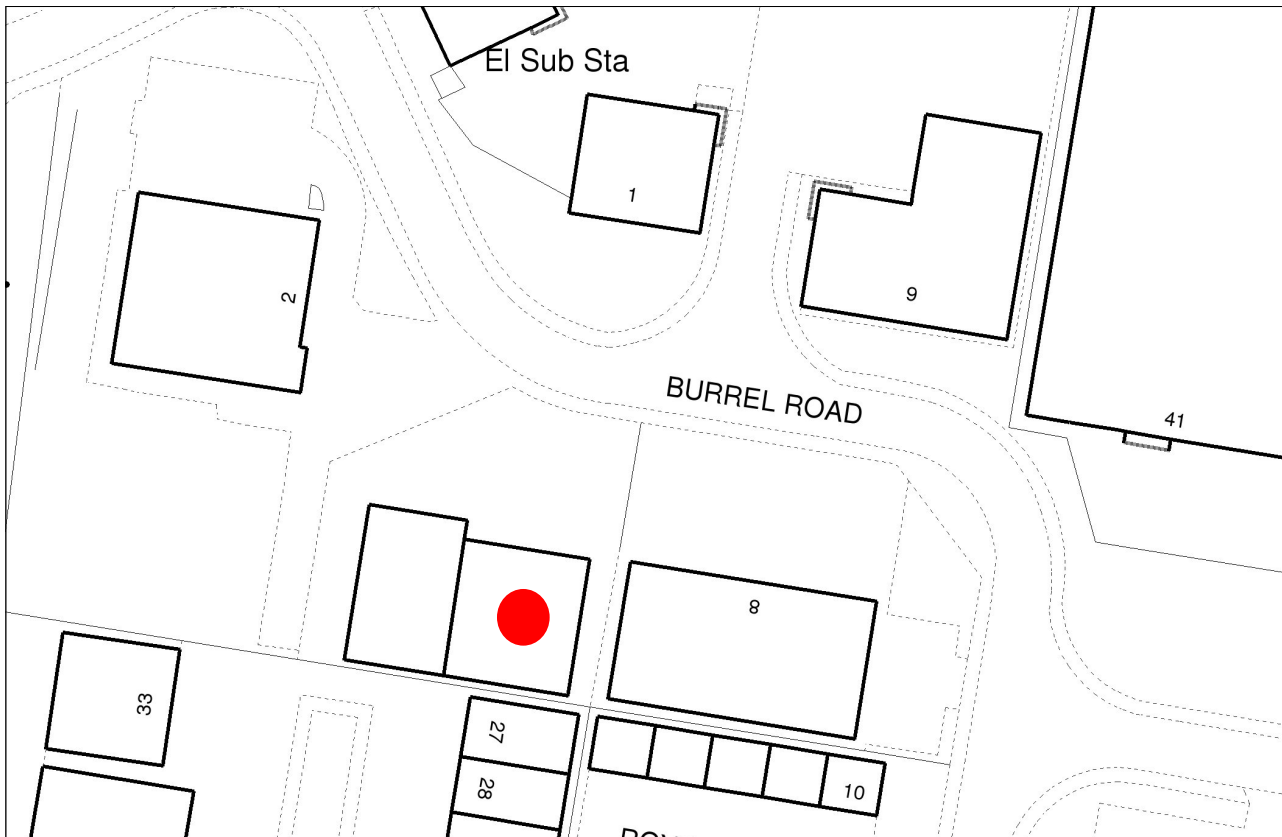
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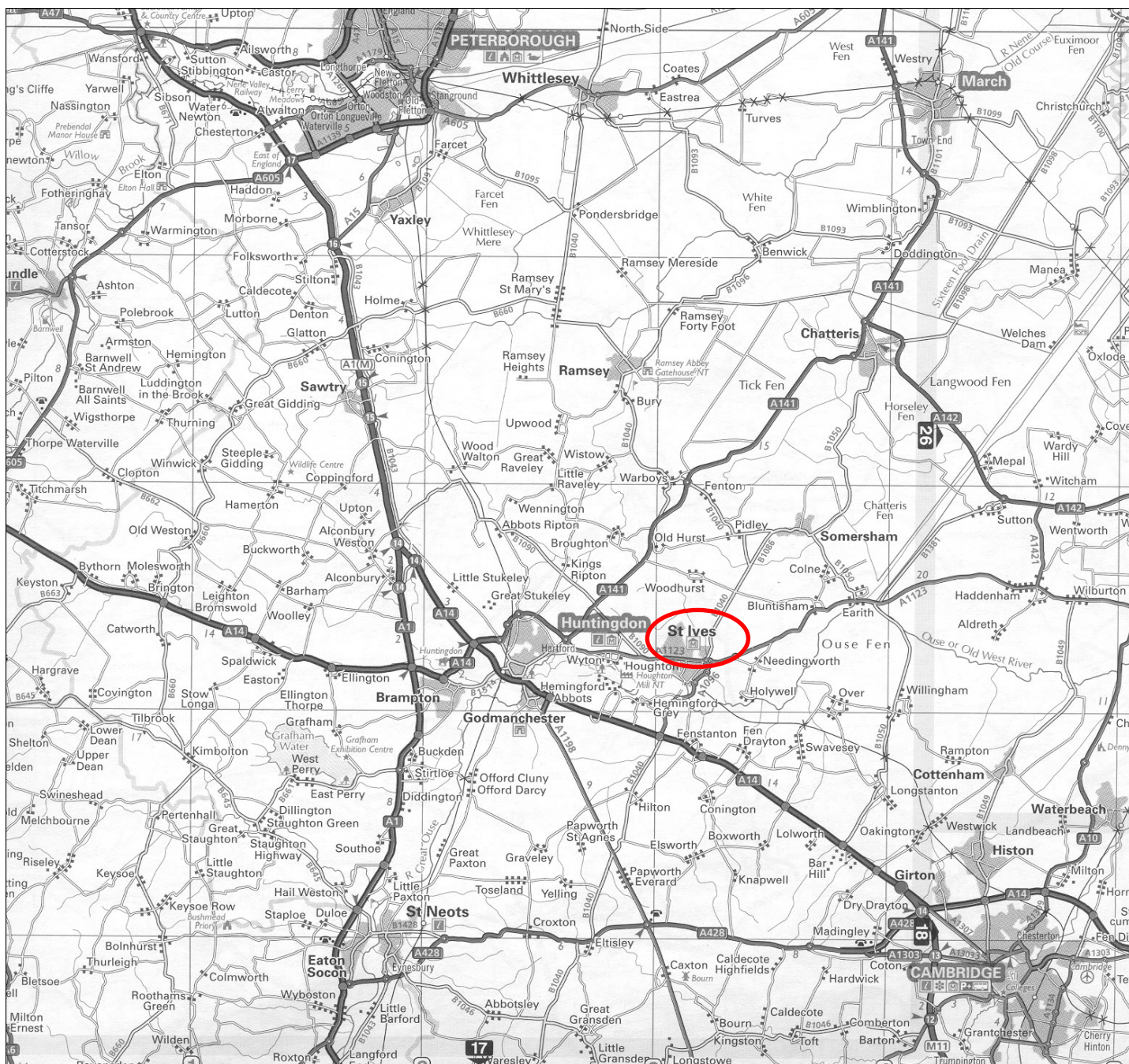
ORDNANCE SURVEY PLAN

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