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**BROWN & CO**

**BARFORDS**

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## TO LET/FOR SALE

14b Raleigh House, Compass Point Business Park, St Ives, PE27 5JL

**£28,950 Per Annum / £295,000**

- High Quality Modern Building - 176.95 sq m (1,905 sq ft) - Available as a Whole or on a Floor by Floor Basis
- Prominent Position on Popular Business Park
- Nine Dedicated Car Parking Spaces
- Close to Guided Busway and Newly Built Morrisons Supermarket and Petrol Filling Station
- Two Miles from A14; 14 Miles from Cambridge

**176.95 sq m (1,905 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.

## Compass Point

Compass Point is a high quality business park located in a prominent position just north of St Ives Town Centre. A number of businesses have been attracted to Compass Point, including Silvaco Data Systems, Andros UK, Ecoscope and Magdalene Telecom.

## The Property

The property comprises a modern well-presented mid terrace two storey office building. The ground floor accommodation has been subdivided into a series of partitioned offices and boardroom with the first being open plan. The office benefits from raised floors, suspended ceilings incorporating fluorescent lighting, double glazing, alarm and intercom system, comfort cooling, kitchen on both floors, shower and male and female wc's.

## Accommodation

The property has the following areas:

Description	sq m	sq ft
Ground Floor	84.82	913
First Floor	92.13	992
TOTAL	176.95	1,905

## Car Parking

The property benefits from 9 car parking spaces in total.

## Service Charge

Tenants are required to contribute towards the apportioned cost of maintaining common parts including street lighting, landscaped areas and car parking.

## Services

Mains water, electricity and telecom services are connected to the property. Drainage is to the mains sewers. 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 to let as a whole on a new full repairing and insuring lease for a term to be agreed. Alternatively, consideration will be given to a sale of the freehold interest with vacant possession.

## Rent

**Guide Rent: Whole: £28,950 per annum.**

Subject to VAT and payable quarterly in advance by Bankers' Standing Order.

## Price

**Guide Price: £295,000 plus VAT.**

## Business Rates

2017 Rateable Value:  
Ground Floor - £12,000; First Floor - £12,750  
2018/2019 Rate Pounding 48.0p/£  
(Note: Transitional Relief/Charge may apply)

## Viewing & Further Information

Strictly by appointment with the sole letting agent:

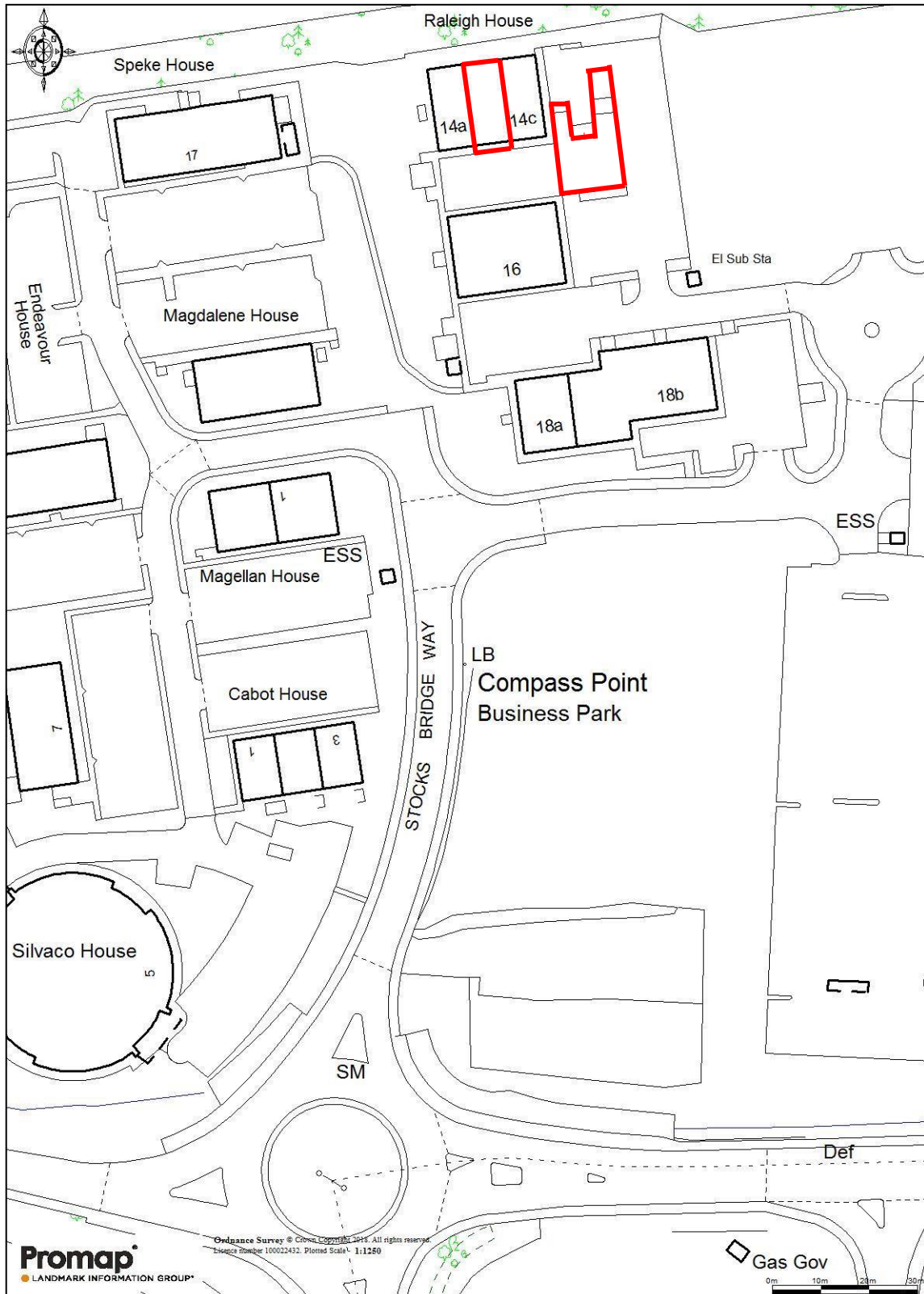
### Brown & Co Barfords

Howard House  
17 Church Street  
St Neots  
Cambs  
PE19 2BU

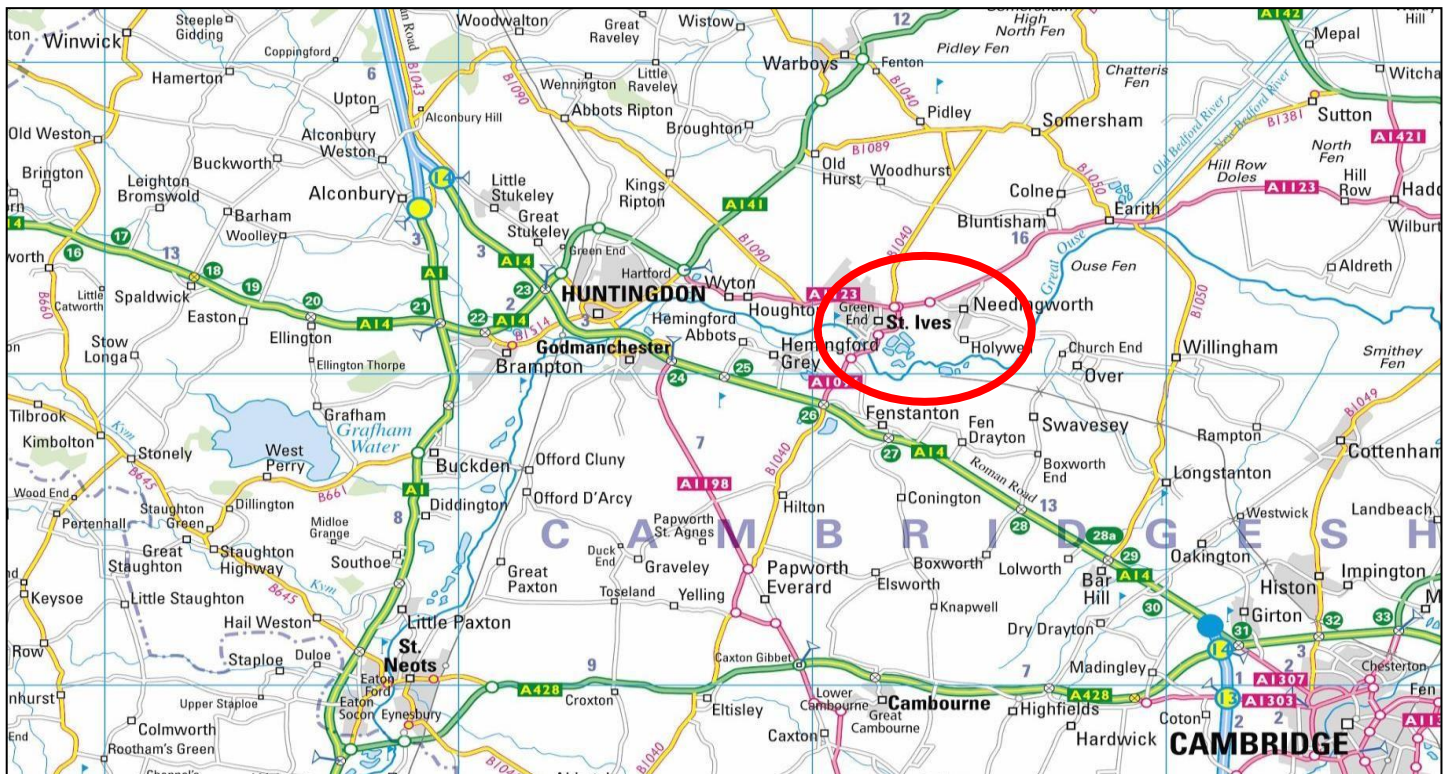
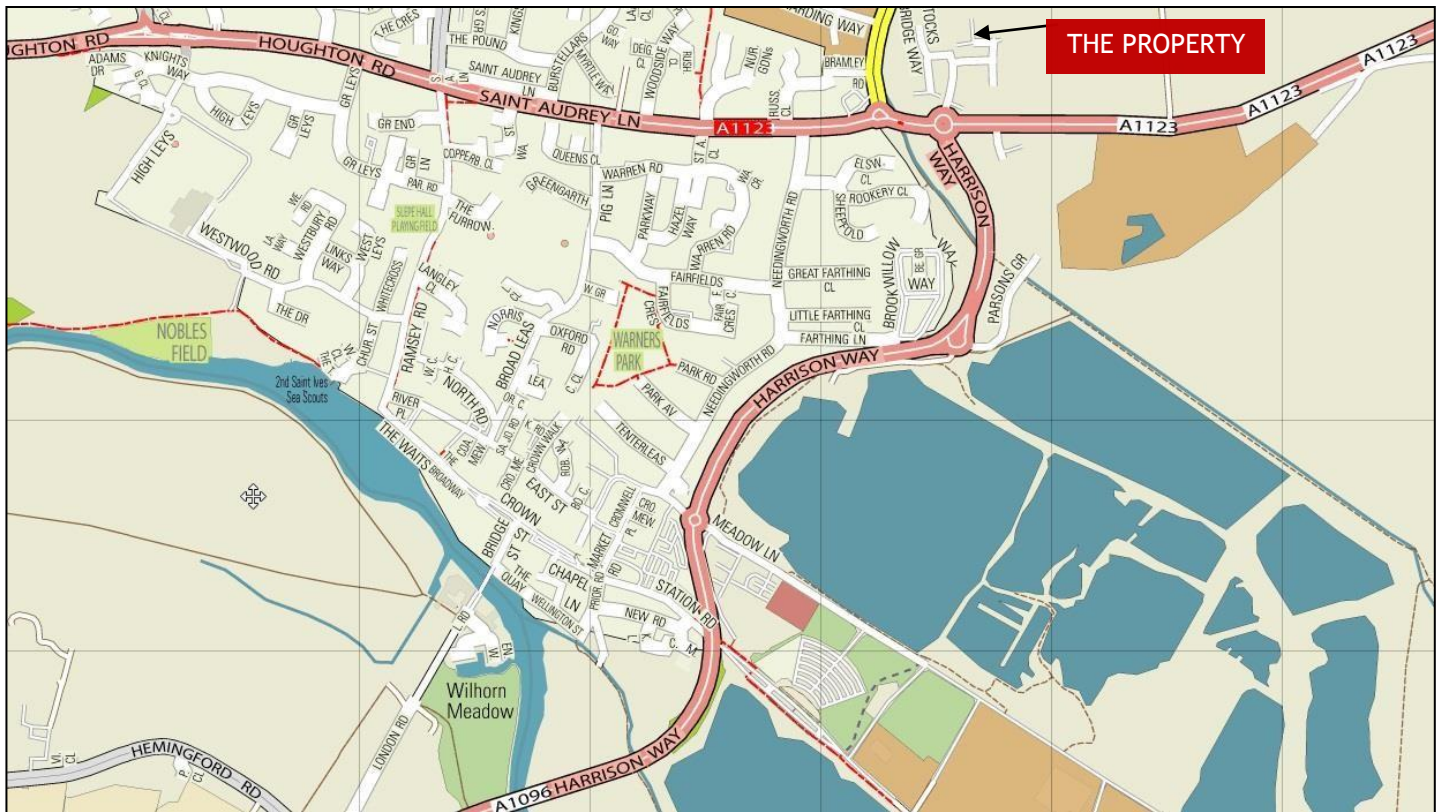
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## EPC









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#### IMPORTANT NOTICES

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