



01480 213811 | Tim.Davies@brown-co.com



FOR SALE

Unit 20 Burrel Road, St Ives, PE27 3LB

GUIDE PRICE: £575,000 FREEHOLD

- Industrial Buildings with Offices and Open Land to the Front
- Total Site Area - 0.36 Ha (0.89 Acres)
- Total Gross Internal Area (GIA) – 1,007 sq m (10,846 sq ft)
- Redevelopment Potential (STP)
- Private Car Parking Available
- Located within Sought After Business Park with Good Transport Links

0.36 Ha (0.89 Acres)



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, which sits back from Burrel Road, is of mixed construction extending to two storeys. The original section comprises brick built offices with a more recent warehouse/industrial space of steel frame construction with a steel lattice roof.

Externally, there is ample parking with a hard standing enclosed yard to the rear with open grounds to the front.

The overall site area is 0.36 Ha (0.89 Acres).

Accommodation

The property was measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground Floor		
Office Block	49.5	533
First Floor		
Office Block	49.5	533
Total	98.9	1,065
Reception Area	12.1	130
Warehouse		
(inc canteen/wc's etc)	850.4	9,154
Mezzanine, Store and Office	46.3	498
TOTAL GIA	1,007.6	10,846

Services

It is understood that all mains services are connected to the property including 3 phase electricity and drainage is to the main 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 for sale freehold with vacant possession.

Price

Guide Price - £575,000 exclusive.

VAT

Payable at the prevailing rate where applicable.

Business Rates

2017 Rateable Value: £45,500
 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

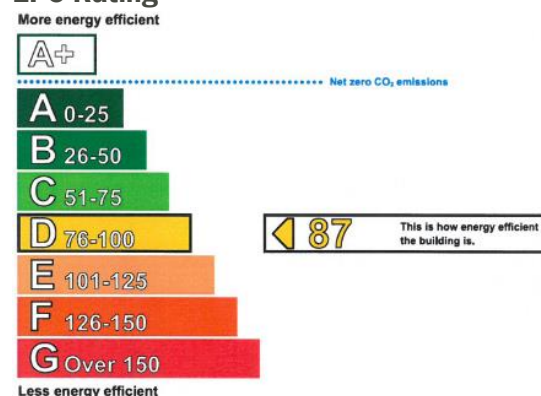
Strictly by appointment with the sole agent:

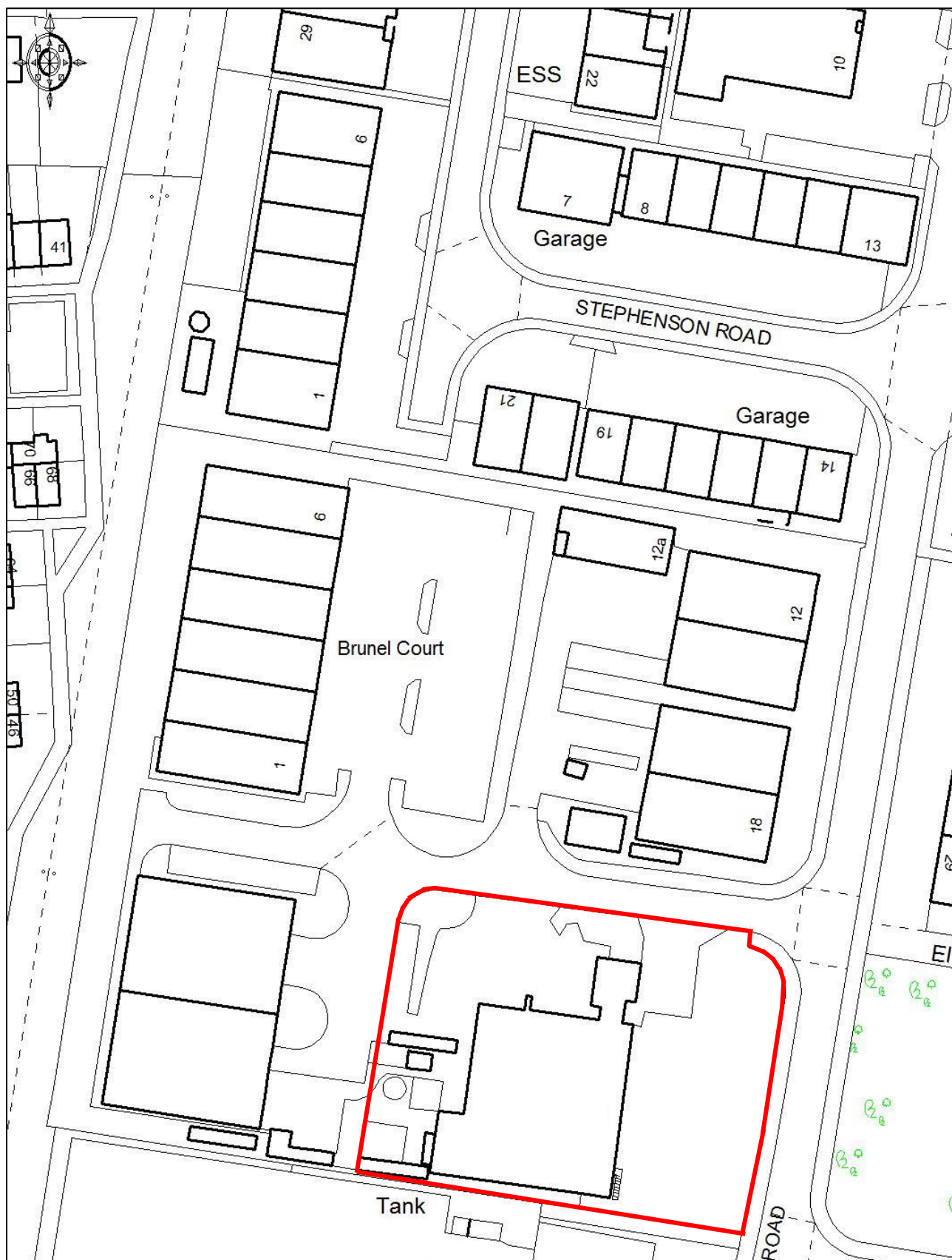
Brown & Co Barfords

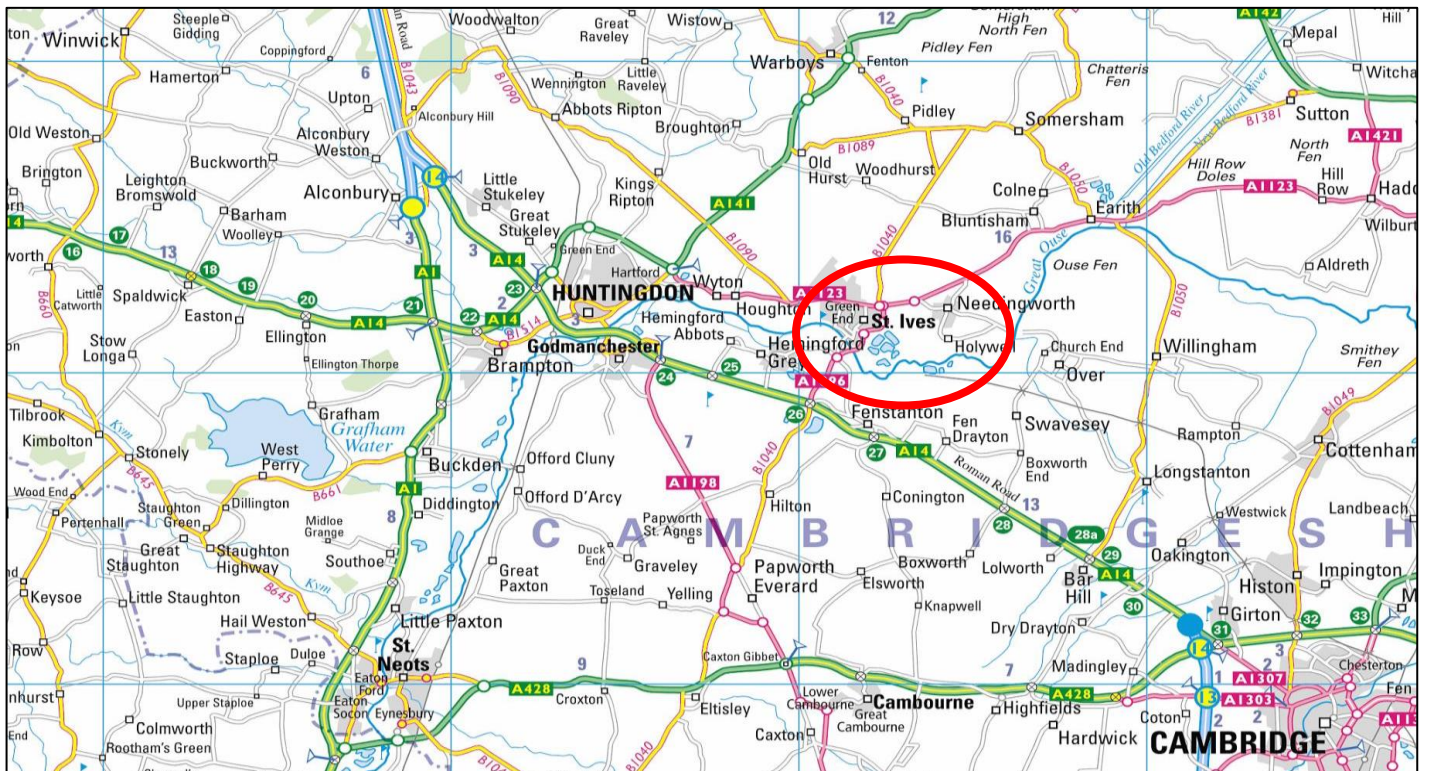
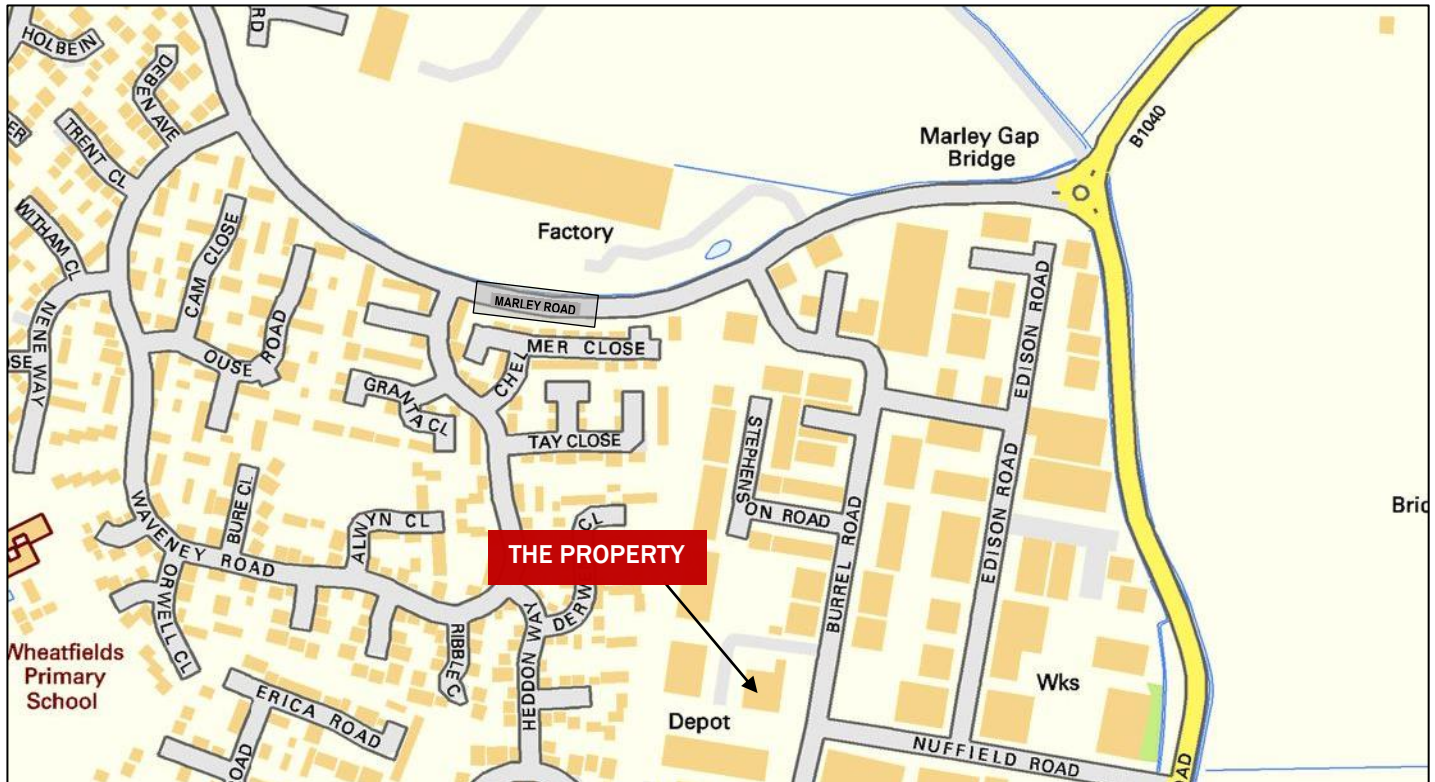
Howard House
 17 Church Street
 St Neots
 Cambs
 PE19 2BU

Contact: Tim Davies
 Tel: 01480 479073
 Email: Tim.Davies@brown-co.com

EPC Rating







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