

HIGH QUALITY MODERN OFFICE SPACE

FOR SALE



14 Eaton Court Road, Colmworth Business Park, Eaton Socon, St Neots,
Cambridgeshire, PE19 8ER

811.1227479

Eddisons

14 EATON COURT ROAD

COLMWORTH BUSINESS PARK, EATON SOCON, ST NEOTS, CAMBRIDGESHIRE, PE19 8ER



Agreement

For Sale



Detail

Office



Price

£292,000



Size

155.17 sq m (1,670 sq ft)



Location

St Neots, PE19 8ER



Property ID

811.1227479

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER

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Director

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01480 451578

Property

Modern purpose built semi-detached building with open plan offices arranged over two floors. The ground floor includes a glazed entrance lobby with doors off to disabled and female WC facilities, with stairs leading to the first floor and a door leading through to the offices with separate meeting room and kitchen areas.

The first floor comprises a landing with separate male & female WC's located off and a door leading through to the office area which has been partly divided to create a series of smaller work spaces, kitchen, breakfast area and boardroom.

There are 13 on-site allocated parking spaces which include a disabled parking space. The property is well presented and provides high quality open plan offices over two floors. The property has recently undergone a comprehensive refurbishment to create high quality individual premises enabling flexible occupation.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Ground Floor		
Offices	75.40	812
Female and Disabled WC		
Entrance Lobby		
Kitchenette		
First Floor		
Offices	79.77	589
Separate male and female WC's		
Kitchenette		
Total Net Internal Office Area	155.17	1,670

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity and gas supplies are 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.

Rates

Charging Authority:
Description:
Rateable value:

Huntingdonshire District Council
Office and Premises
£25,500

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.

Energy Performance Certificate

Rating: D (89).

Tenure

Freehold.

Price

£292,000.

VAT

We understand that VAT will be charged in respect of the property.

Legal Costs

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

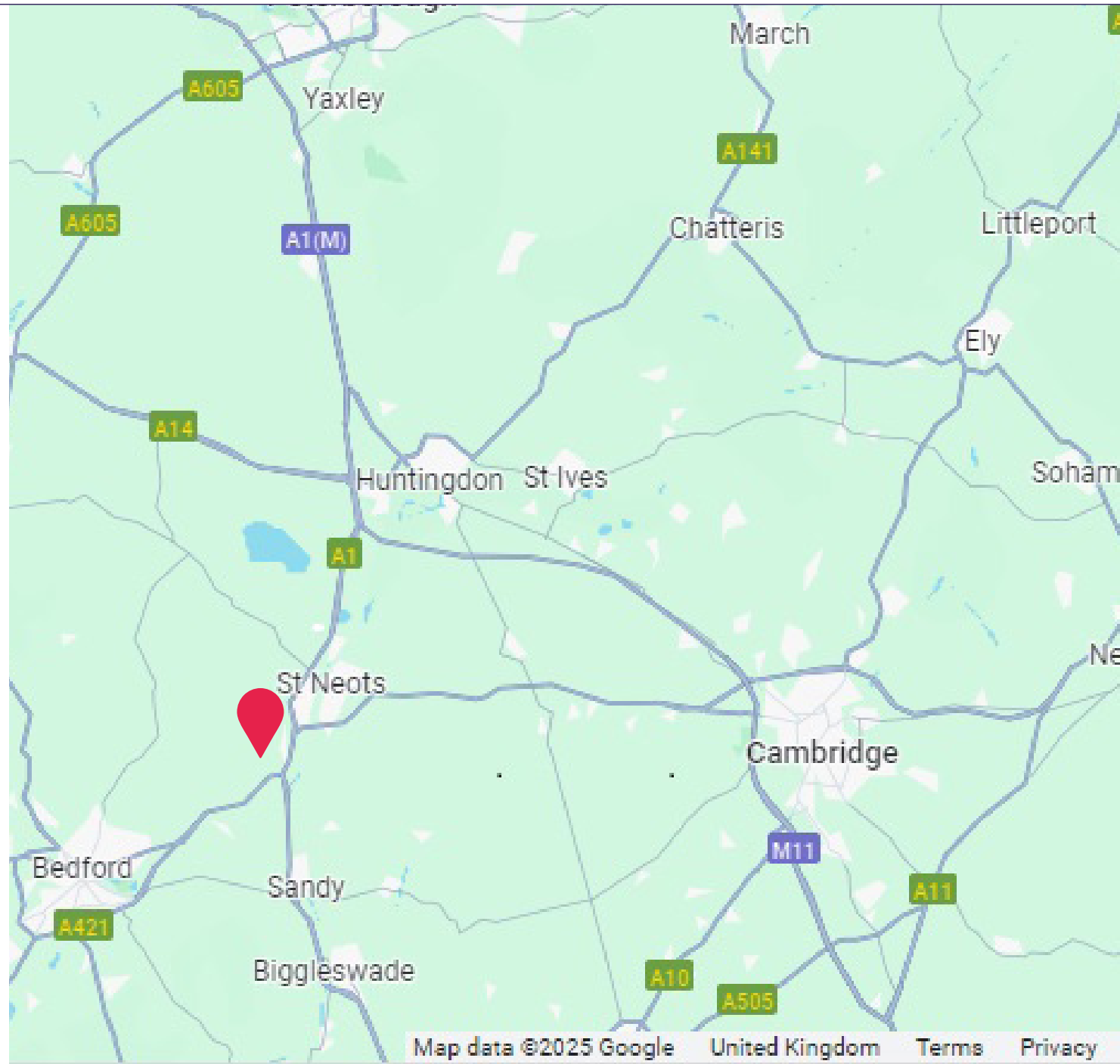
Anti-Money Laundering

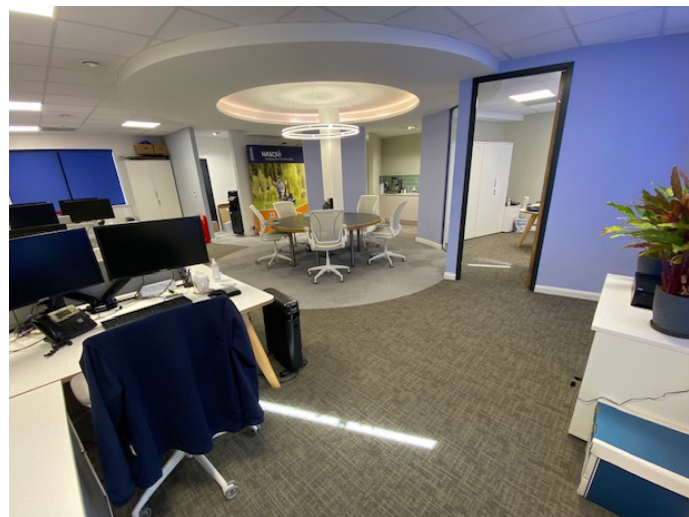
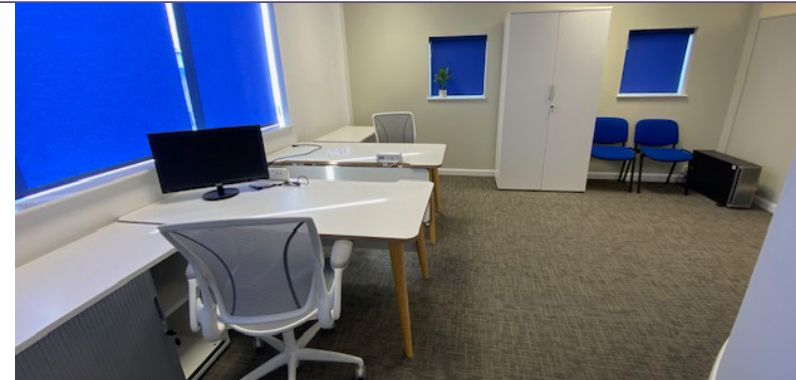
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

St Neots is a popular market town with a population of approximately 26,000 and is located roughly 50 miles north of London, 15 miles west of Cambridge, 11 miles north-east of Bedford and 25 miles south of Peterborough. The A1 by-passes the town providing excellent north/south road communications and the A14 lies approximately 8 miles to the north and the A428 approximately 2 miles to the south. This is currently being upgraded which will significantly reduce journey times to Cambridge and the east, and Bedford and Milton Keynes to the west. There is a mainline railway station serving the town with frequent services to London (St Pancras International).

Colmworth Business Park is a modern purposes built office park and comprises a range of modern buildings in a pleasant office park setting. There are wide range of nearby facilities including a hotel, various eateries and supermarkets. The site is approximately 5 minutes drive from the A1 junction with the A428 at Black Cat.





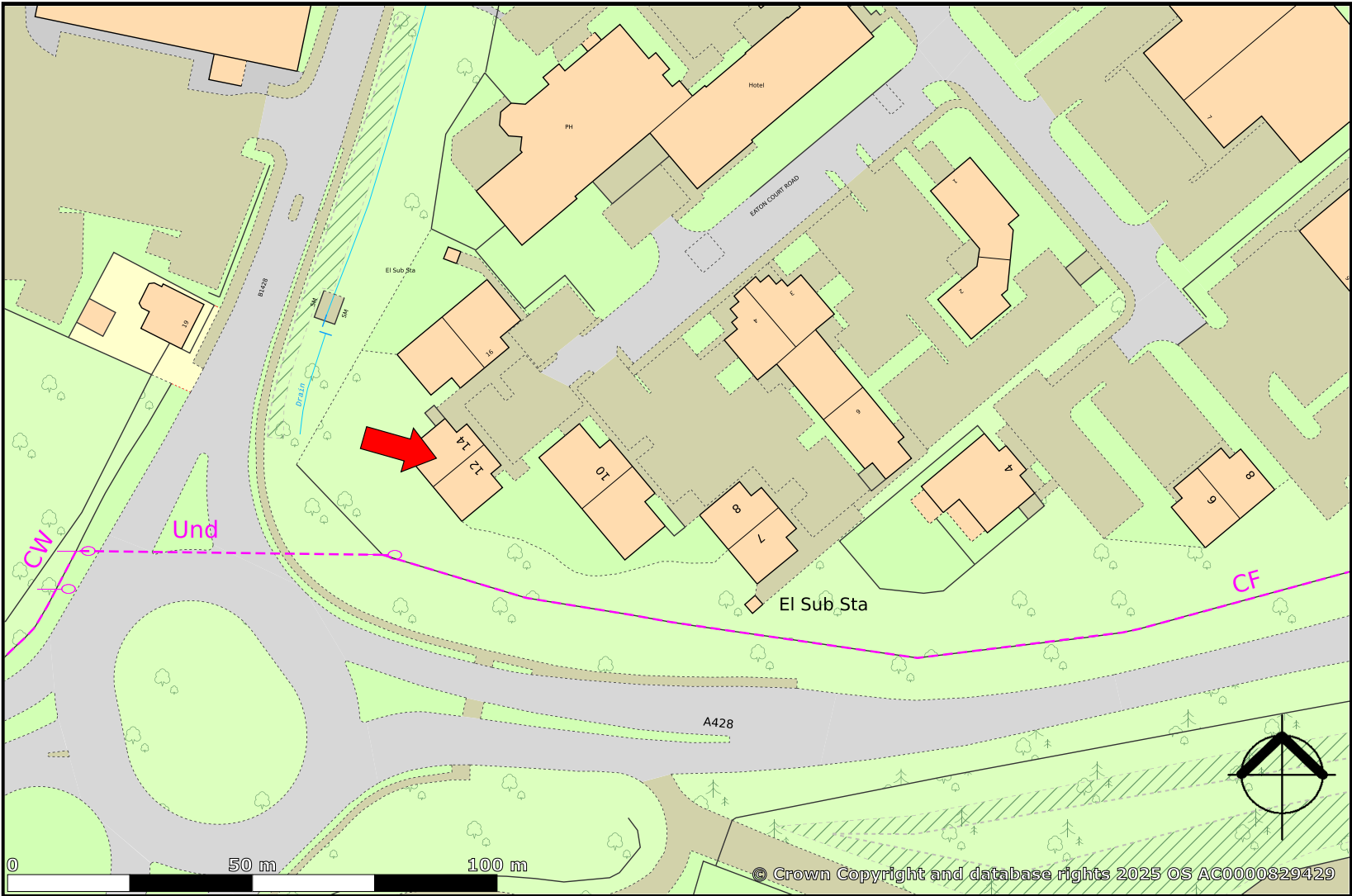
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Plotted Scale - 1:7,500

14 Eaton Court Road, Colmworth Business Park, Eaton Socon, St. Neots, PE19 8ER



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Plotted Scale - 1:1,250