

**MODERN OPEN PLAN OFFICES**

**TO LET (MAY SELL)**



**Unit 1, Clare Hall, Parsons Green, St Ives, Cambridgeshire  
PE27 4WY**

811.179368

**Eddisons**

# UNIT 1, CLARE HALL

PARSONS GREEN, ST IVES, CAMBRIDGESHIRE, PE27 4WY



Agreement

To Let (May Sell)



Detail

Office



Rent/Price

Rent: From £27,175 pa plus  
VAT  
Price: Upon application



Size

187 sq m to 387 sq m  
(2,013 sq ft to 4,165 sq ft)



Location

St Ives, PE27 4WY



Property ID

811.179368

**For Viewing & All Other Enquiries Please Contact:**



**STEPHEN POWER**  
MRICS MCIOB  
Director

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## Property

The property comprises a modern self-contained two storey office building with 22 allocated car parking spaces in a gated car park.

The accommodation is predominantly open plan with raised floors, skirting trunking and comfort cooling throughout.

The ground floor comprises a reception entrance with female and disabled WC's, open plan offices, staff room and kitchen. The first floor benefits from separate male and female WC facilities , a second staff kitchen area and open plan offices with separate meeting rooms.

The offices have superb views over the adjoining lake and are close to St Ives town centre and convenient for a range of local facilities including Costa, McDonalds, Tesco, Morrisons and Aldi.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground floor	199.94	2,152
First floor	187.06	2,013
Total	387	4,165

## Energy Performance Certificate

Rating: D (88).

A copy of the EPC certificate is available on our website.

## Services

Mains water and electricity are believed to be 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.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Office and Premises  
**Rateable Value:** £50,500

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.

## Rent

£27,175 pa plus VAT for a single floor, or £54,145 pa plus VAT for both floors.

## Lease Terms

The premises is available on a new full repairing and insuring lease, terms and conditions by negotiation.

## Service Charge

Maintenance of communal areas of the building and estate.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

The attractive market town of St Ives has a current population of 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road has recently been upgraded between Huntingdon and Cambridge and is to the south of the town with links to the east coast ports, M11, A1 and M1/M6. The A1 lies 9 miles to the west and there are mainline railway stations at Huntingdon and Cambridge. The site is close to the Guided Bus route to Cambridge.









