

**MODERN AIR CONDITIONED OFFICES**

**FOR SALE/TO LET**



**12 Eaton Court, Colmworth Business Park, Eaton Socon, St Neots, Cambridgeshire  
PE19 8ER**

811.1227469

**Eddisons**

# 12 EATON COURT

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



Agreement

For Sale/To Let



Detail

Offices



Price/Rent

£260,000  
£27,000 per annum



Size

160.74 sq m (1,730 sq ft)



Location

St Neots, PE19 8ER



Property ID

811.1227469

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



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Property

Eaton Court is a modern purpose built office park with a combination of both local and regional companies. 12 Eaton Court comprises a semi-detached self-contained office building with predominantly open plan offices arranged over both ground and first floor.

The ground floor includes a glazed entrance lobby with disabled WC and stairs to the first floor, with a door leading through to the ground floor office which includes a kitchenette in one corner and has been subdivided to create some smaller offices.

The first floor comprises an open landing with separate male and female WC facilities and a door leading through to a predominantly open plan office with a separate kitchenette facility and meeting rooms.

The internal partitioning on both floors is demountable, enabling the premises to offer flexible accommodation benefitting from raised floors, suspended ceilings incorporating Category 2 lighting and air conditioning units. The offices are double glazed throughout and benefit from on-site car parking.

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 offices	79.58	857
First floor offices	81.17	874
<b>Total NIA</b>	<b>160.74</b>	<b>1,730</b>

Energy Performance Certificate

Rating: B (37)

A copy of the EPC is available on our website.

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

Mains electricity, water and drainage are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

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

Rates

**Charging Authority:**  
**Description:**  
**Rateable Values:**

Huntingdonshire District Council  
Offices and Premises  
Ground floor - £14,000  
First floor - £14,000

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.

Price

£260,000 for the freehold interest with vacant possession on completion.

Rent

£27,000 per annum for the whole property. Consideration may be given to letting on a floor by floor basis on terms to be agreed.

Lease Terms

The property is available by way of a new lease on terms to be agreed either as a whole or on a floor by floor basis.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

VAT

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

Legal Costs

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

Anti-Money Laundering

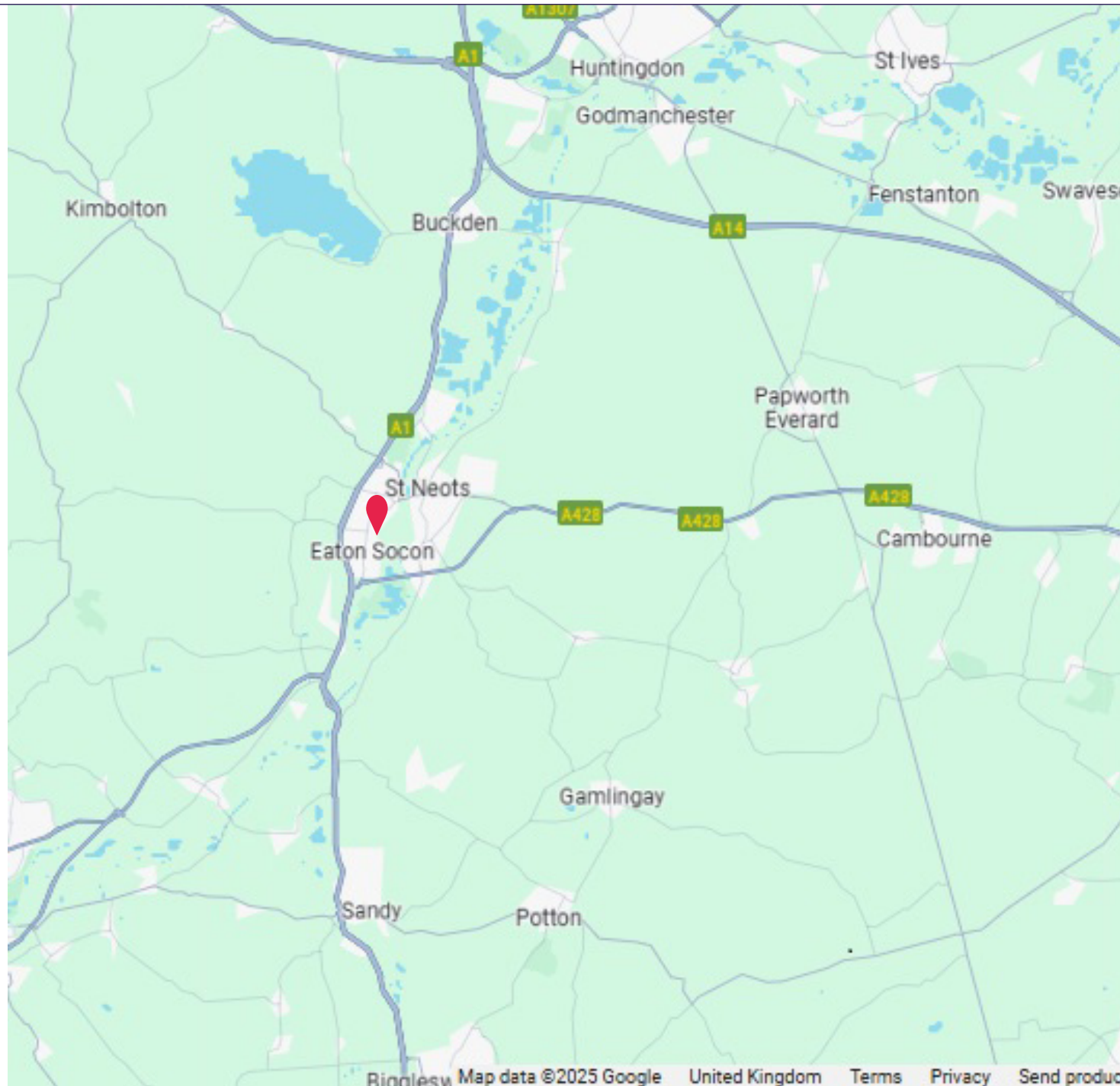
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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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 comprises a 26 acre mixed use development of offices, R & D and light industrial premises and benefits from a hotel, public house and children's play nursery. There are extensive facilities located within Eaton Socon including a range of catering establishments including Costa, KFC, Greggs, Aldi, B & M and Lidl.

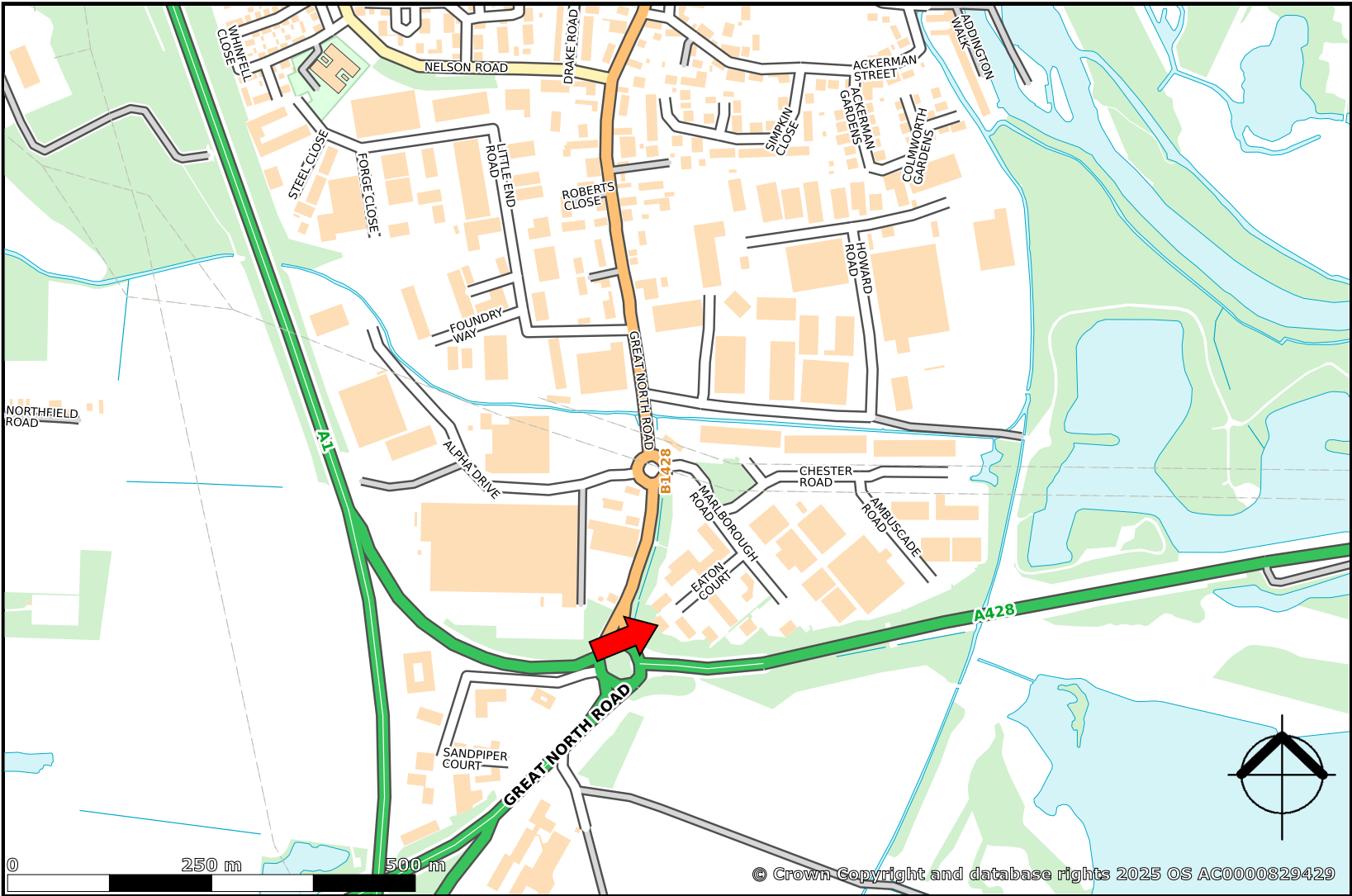








12 Eaton Court Road, Colmworth Business Park, Eaton Socon, St. Neots, PE19 8ER



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Plotted Scale - 1:7,500

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



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Plotted Scale - 1:1,250