

Industrial Unit

TO LET

Unit 6 | Oak Court | The Lakes Business Park | St Ives | PE28 9RE



- Brand new end of terrace unit
- Approx. 223 sq.m (2,400 sq.ft)
- £21,600 per annum exclusive
- Allocated car parking
- Front loading yard area

BERRYS

berrys.uk.com

Location

The Lakes Business Park is situated just to the south of the current A14 at the junction with the B1040. The site as a whole is being developed with a mix of office, R&D, light industrial and warehouse units with sites already developed and occupied by Vindis Bentley, Cambridgeshire Police and Cambridgeshire bathrooms.

Oak Court is situated in a prominent position close to the entrance of the development.

Description

A brand-new warehouse / light industrial unit measuring approximately 223 sq.m (2,400 sq.ft). The property forms an end of terrace unit with the benefit of car parking to the front and side elevation.

The property comprises a ground floor office / reception area, designed with the ability to increase office area with additional first floor accommodation (not included). The warehouse is constructed with good natural light by way of fluorescent light panels constructed within the roof covering. Loading is provided off the yard area at the front of the property via an up and over electric loading door.

Lease Terms

Rent: £21,600 per annum exclusive. Payable Quarterly in Advance.

A New Full Repairing lease for a term of 9 years, subject to 3 yearly rent reviews. Landlord is responsible for insuring the building, with the tenant to reimburse the annual premium.

Service Charge

The estate is subject to a service charge for the upkeep and maintenance of the estate. All details available from the agents.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

The property is elected for VAT.

EPC

The EPC rating for this property is B (36).

Business Rates

Upon Occupation the units are assessed for Business Rates. The Tenant is responsible for the payment of Business Rates, if applicable.

Local Authority

Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN Tel: 01480 388388

Viewing Arrangements / Further Information

To arrange a viewing or if you would like further information, please contact the joint sole agents. Viewings to be strictly arranged through agents.

Berrys

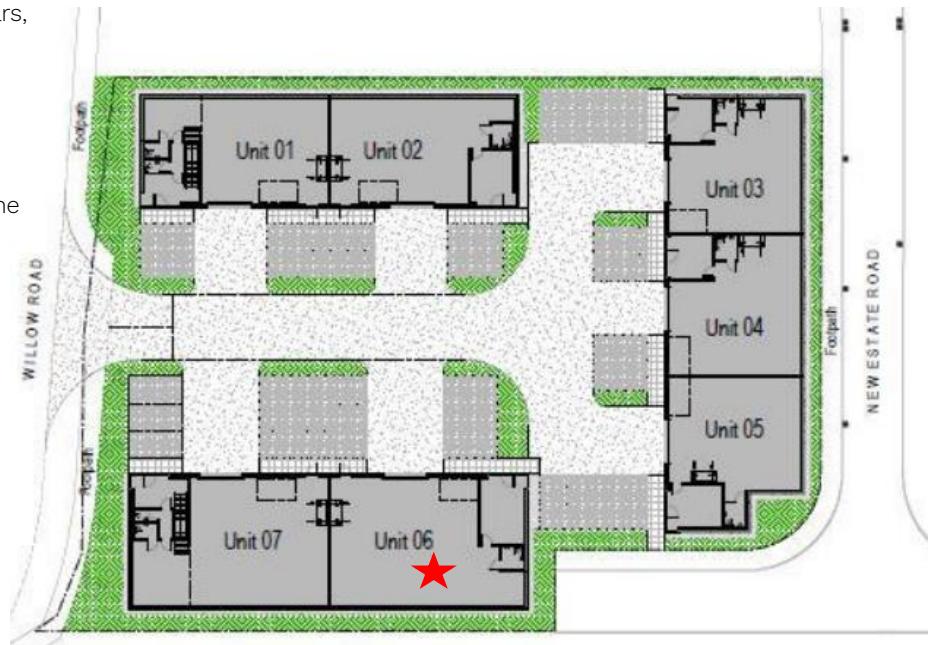
Simon Parsons

E: simon.parsons@berrys.uk.com M: 07711 042330

Eddisons

Richard Adam

E: richard.adam@eddisons.com T: 01480 451578



Ref: KA37027

Important Notice

Berrys, its clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.