

TO LET - DETACHED INDUSTRIAL UNIT

41 Edison Road

St Ives, Cambridgeshire PE27 3LF

Approximately 44,684 sq ft (4,151 sq m)

RECENTLY REFURBISHED THROUGHOUT

- Situated on Established Industrial Estate
- Detached Industrial Unit
- Secure Yard Area
- Use Class Consent for B2, B8 and E(g)(iii)

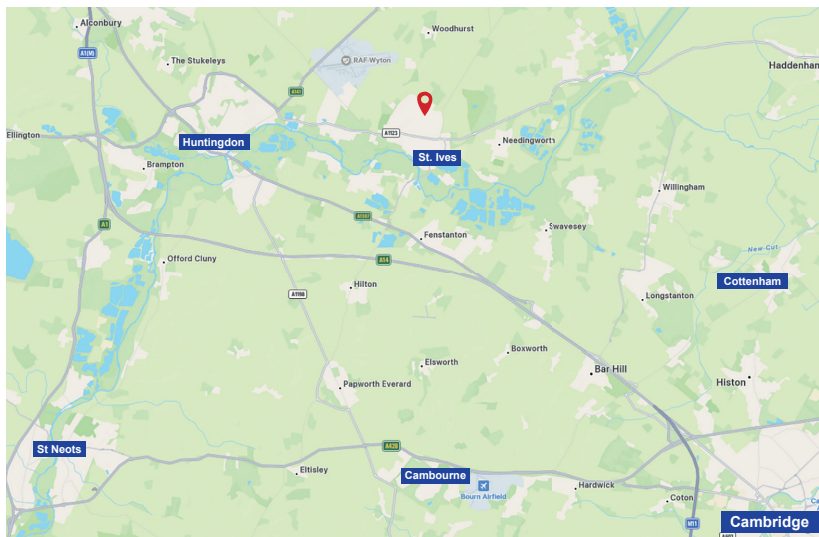
St Ives is an attractive market town situated approximately 13 miles northwest of Cambridge and 5 miles east of Huntingdon. The A14 lies just to the south of the town providing access to the eastern coastal ports via the M11, A1 and wider regional road links. The A1 is just 9 miles to the west of the town. The closest mainline rail stations are located in Cambridge and Huntingdon, offering direct routes to London.

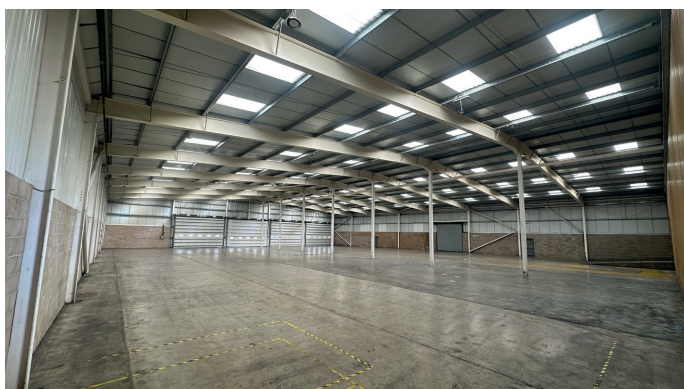
Edison Road is located to the north of the town in an established business district. The area offers a wide range of services and is a primary employment area, serving the town.

Nearby occupiers include Barwell Global, Jencol Engineering and Airway Group. The local area also benefits from great nearby retail facilities such as Morrisons, McDonalds, and Costa Coffee. St Ives also benefits from a frequent Guided Bus service to central Cambridge and stops at Edison Road.

DRIVE TIMES

A14 (J26)	15 mins
M11 (14)	20 mins
A1 (J22)	25 mins
Stansted Airport	50 mins
Felixstowe Port	1 hr 30 mins





A substantial detached industrial unit stands within a self-contained plot, which has recently undergone an extensive refurbishment. The building has a new overclad roof and respray. Three new electric shutter doors have been installed, and the offices and toilets have been refurbished, plus up-to-date electrics, LED lighting and a new fire alarm. The warehouse has benefited from new roof lights, and the front warehouse floor has been painted.

The unit comprises a two-storey front office block featuring an entrance reception lobby, WC facilities, a kitchenette, and meeting rooms on the ground floor, with further office accommodation situated above. Behind the offices are two connected warehouses, equipped with level access loading doors on both the rear and side elevations. Bay 1 and Bay 2 have a minimum eaves height of 5.4m and 5.8m respectively. To the rear of the building, there is a concreted yard secured by palisade fencing.

ACCOMMODATION

	SQ FT	SQ M
Ground floor offices	2,532	235.18
First floor offices	2,532	235.18
Bay 1	18,617	729.53
Bay 2	21,004	951.29
Total GIA	44,684	4,151.18

Rent
£310,000 per annum exclusive

EPC
TBC

Terms
The property is available by way of a new effective fully repairing and insuring lease on terms to be agreed.

Planning Consent
We understand the building to have use class consent for B2, B8 and E(g) (iii). Interested parties are advised to contact Local Authority to confirm this.

Rateable Value
Rateable value: £183,000
Estimated rates payable (2025/26): £101,565. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

VAT
We understand that VAT is payable on the rent.

Anti-money Laundering
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

Refurbishment consists of:

- Overclad and paint of part of warehouse roof and new roof lights
- Office & warehouse redecoration
- 3 x External sliding doors
- New boiler
- New fire alarm & emergency lighting
- Painted front warehouse floor
- Upgrading office light fittings to energy saving LEDs

Legal Costs
Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with the agents Carter Jonas and joint agents Eddisons

Carter Jonas | Simply better property advice

Charles Clark
01223 326828 / 07780 667063
Charles.Clark@carterjonas.co.uk

Tom Benson
0121 758 8179 / 07890 943 480
Tom.Benson@carterjonas.co.uk

Callum Middleton
01223 326817 / 07977 915782
Callum.Middleton@carterjonas.co.uk

Eddisons
01480 451 578

Stephen Power
07866 165016
Stephen.Power@eddisons.com