

**MODERN OPEN PLAN OFFICES**

**FOR SALE/TO LET**



**15 & 16 Eaton Court, Colmworth Business Park, Eaton Socon, St Neots, Cambridgeshire  
PE19 8ER**

811.176356

**Eddisons**

# 15 & 16 EATON COURT

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



Agreement

For Sale/To Let



Detail

Offices



Price/Rent

£750,000  
£73,000 pa



Size

438.02 sq m (4,715 sq ft)



Location

St Neots, PE19 8ER



Property ID

811.176356

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



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## Property

15 and 16 Eaton Court comprise a pair of semi-detached self-contained office buildings which originally comprised two open plan offices arranged over two floors each accessed off a stairwell. The buildings have been significantly altered to create a single unit with a double height entrance lobby with separate male and female WC's and a staircase and lift to the first floor. The offices benefit from kitchenette facilities on both ground and first floors and are largely open plan but have been subdivided to create a combination of open plan and individual offices.

There are 20 allocated on-site parking spaces.

## 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 office - 15	109.5	1,178.7
Ground floor office - 16	109.5	1,178.7
First floor office - 15	109.5	1,178.7
First floor office - 16	109.5	1,178.7
<b>Total Net Internal Area</b>	<b>438</b>	<b>4,715</b>

## Energy Performance Certificate

Unit 15 has an EPC of D (83)

Unit 16 has an EPC of D (81)

A copy of the EPCs are available from our website.

## Services

Mains electricity, gas and water 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 the Local Planning Authority.

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Offices and Premises  
**Rateable Values:** No. 15 - £38,250  
No. 16 - £38,250

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

£750,000 for the freehold interest.

## Rent

£73,000 per annum payable quarterly in advance on the usual quarter days.

## Lease Terms

The property is available by way of a new lease direct with the landlords on terms to be agreed.

## VAT

We understand that VAT will be charged on the rent.

## 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 around 50 miles north of London, 18 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. There is a mainline railway station serving the town with frequent services to London (St Pancras International). The A428 passes to the south of the town and is shortly to be substantially upgraded significantly reducing journey times between Cambridge and the Black Cat roundabout on the A1.

Colmworth Business Park comprises a modern 26 acre mixed use development, with Eaton Court being the principle office development within the park. Eaton Court comprises 15 separately accessed office units each benefitting from allocated on-site car parking.







