



UNDERGOING REFURBISHMENT - AVAILABLE JANUARY 2026

Unit 17, Burrel Road, St Ives, Cambridgeshire
PE27 3LE

811.114399



BTG
Eddisons

UNIT 17, BURREL ROAD

ST IVES, CAMBRIDGESHIRE, PE27 3LE



Agreement

To Let



Detail

Industrial



Rent

£20,450 pa



Size

238.10 sq m (2,563 sq ft)



Location

St Ives, PE27 3LE



Property ID

811.114399

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a light industrial warehouse unit of portal frame construction with brick and block walls under a pitched roof.

The unit is largely open plan with front office and WC. Parking is available externally.

The property is currently undergoing a comprehensive refurbishment and is due to be available early 2026.

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 ²	ft ²
Workshop	211.70	2,279
Mezzanine	26.40	284
Total GIA	238.10	2,563

Energy Performance Certificate

Rating: B (38).

Services

We understand that mains water, electricity and drainage supplies are 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 B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Huntingdonshire District Council
Description: Workshop and Premises
Rateable Value: £10,500

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.

Tenure

The property is available To Let by way of a new lease, for a term to be agreed.

Rent

£20,450 per annum plus VAT.

Legal Costs

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

Anti-Money Laundering

Prospective applicants will be required to 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 approximately 19,000 and lies 13 miles north-west of Cambridge and 5 miles east of Huntingdon. The A14 trunk road lies to the south of the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 9 miles to the west. There are mainline railway stations at Huntingdon and Cambridge and a frequent Guided Bus service between Cambridge and St Ives.



