

**INDUSTRIAL, INDUSTRIAL / STORAGE, TRADE COUNTER TO LET**

# Unit 3, Brunel Court

St. Ives, PE27 3LW



## Key Highlights

- Open plan warehouse
- 6.5m Eaves Height
- 7 car parking spaces
- Power floated concrete floor
- First floor storage
- Office, kitchen and WC facilities
- Mains electricity, gas, water, and sewerage are connected
- Steel portal frame with a pitched roof

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

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## DESCRIPTION

The unit is of steel portal frame construction under a pitched roof. The lower elevations are a mixture of brick/blockwork and insulated metal panels. The upper elevations and roof are insulated metal panels. The accommodation provides industrial space with offices, male & female WC facilities

## ACCOMMODATION

The accommodation comprises the following GIA areas:

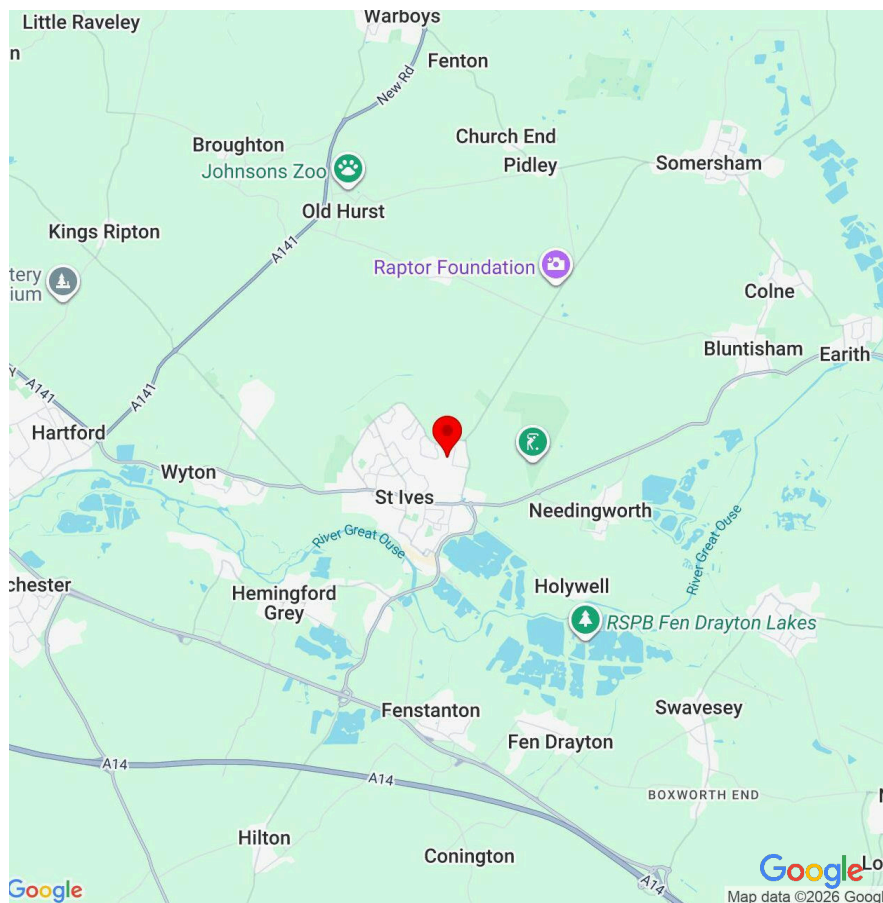
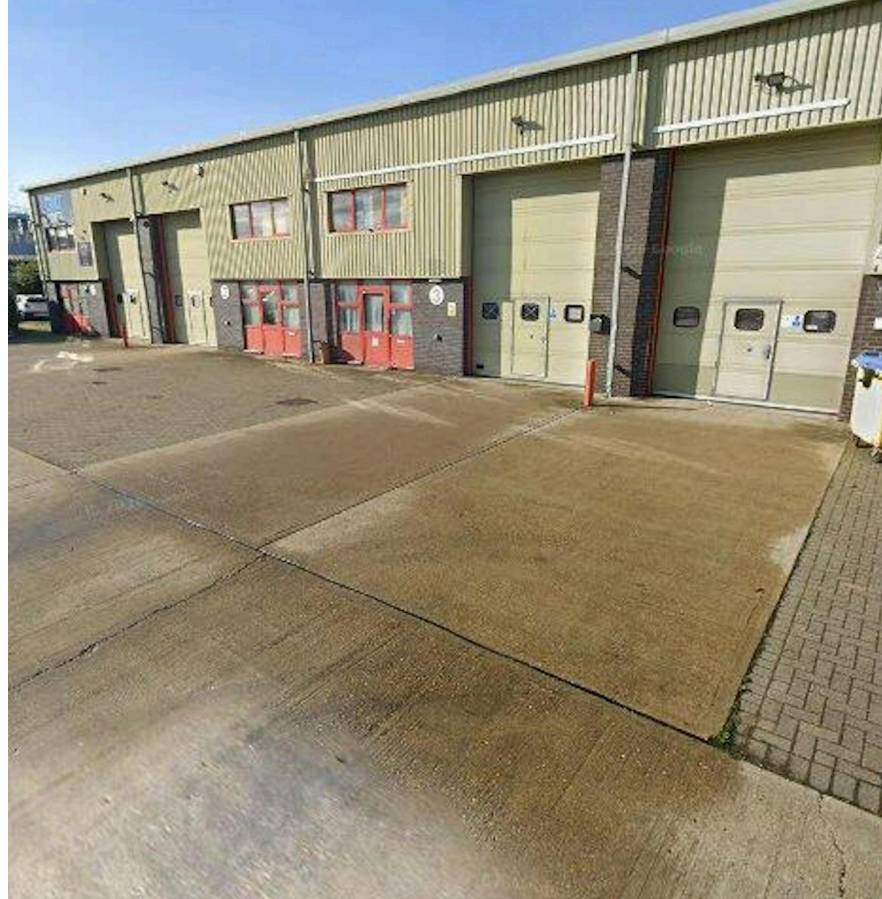
FLOOR AREA	SQ FT	SQ M
Ground - Ground Unit	2,311	215
1st	341	32
<b>TOTAL</b>	<b>2,652</b>	<b>246</b>

## LOCATION

St Ives is an attractive market town located on the River Ouse with a population of 19,000 and is approximately 14 miles from Cambridge, 5 miles from Huntingdon and 25 miles from Peterborough. The town has become an increasingly significant business and commuter location due to its accessibility to the national motorway network via the recently improved A14 dual carriageway.

There are fast train links to London from Cambridge and Huntingdon with a typical journey time of 50 minutes to Kings Cross from Huntingdon station. The Park & Ride service located at Meadow Lane, St Ives, is nearby and journey times from St Ives to Cambridge Science Park are circa 20 minutes. There is also a Guided Bus service between Cambridge and St. Ives.

Major occupiers in the area include Screwfix, Nova Performance, HSS Hire and Howdens

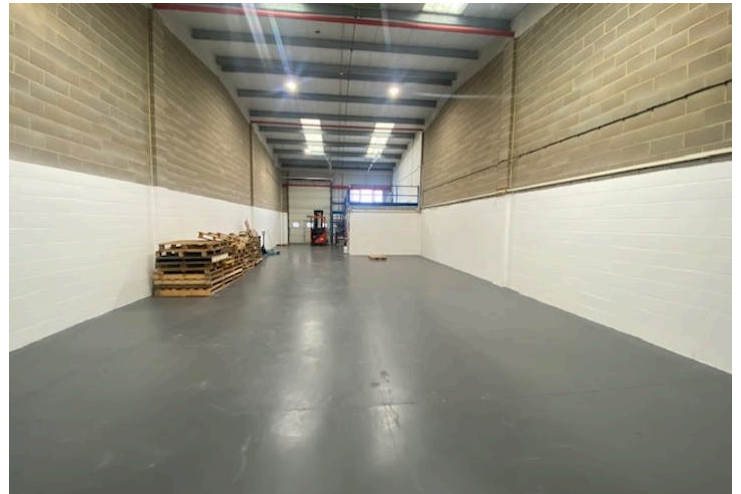


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## VIEWINGS

Strictly by appointment with the joint agents Savills (01733 344414) and BTG Eddisons.

## TERMS

Unit is available to let on terms to be agreed. Guide rent of £25,000 per annum.

## LEGAL COSTS

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

## BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £17,500.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

## EPC

The property currently has an EPC assessment of D - the certificate is attached.

## ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

## PLANS

Floor plans available upon request.

## CONTACTS

For further information please contact:

### William Rose BSc MRICS

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+44 (0) 7870 999 566  
+44 (0) 1733 201 391

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# Energy performance certificate (EPC)

Unit 3 Brunel Court Burrel Road St Ives PE27 3LW	Energy rating <h2 style="font-size: 2em; margin: 0;">D</h2>	Valid until: <b>12 February 2033</b> <hr/> Certificate number: <b>1544-5762-4339-6529-1086</b>
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Property type General Industrial and Special Industrial Groups

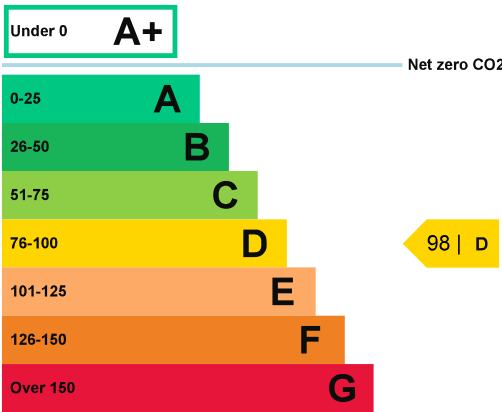
Total floor area 244 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built 20 | A

If typical of the existing stock 79 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	41.63
Primary energy use (kWh/m <sup>2</sup> per year)	364

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3137-5108-6846-6192-2703\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Nathan Redmon
Telephone	07535478072
Email	<a href="mailto:info@energyready.co.uk">info@energyready.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO034055
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Energy Ready Ltd
Employer address	Hill House, Redhill Road, Hadleigh, Suffolk, IP7 6BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 January 2023
Date of certificate	13 February 2023

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