

TO LET - OFFICE

# LDH HOUSE

Parsons Green, St. Ives, Cambridgeshire, PE27 4AA



## Key Highlights

- 1,528 sq ft
- Flexible configuration to suit a range of size requirements
- Ground floor suite available to let
- Modern two storey office building
- Dedicated on site car parking
- Grade A specification

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## Location

St Ives is an attractive market town located on the River Ouse, 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 are excellent local amenities with a Morrison's supermarket adjacent and a McDonalds/Costa coffee drive thru across the road at Abbey Retail Park.

## Description

The property comprises a modern two storey purpose built office building of brick construction with a pitched roof on a plot of approximately 1.05 acres.

Internally the offices have an excellent specification including suspended ceilings, recessed lighting, comfort cooling, window blinds and carpeting. There are kitchen facilities and WC facilities throughout, along with a spacious reception area. The building has a flexible configuration and is split into various suites with tenants already on the ground floor. Externally there are 98 car parking spaces to the front of the building and undercroft, including some electric charging points. Additional parking is available opposite by negotiation.

## Accommodation

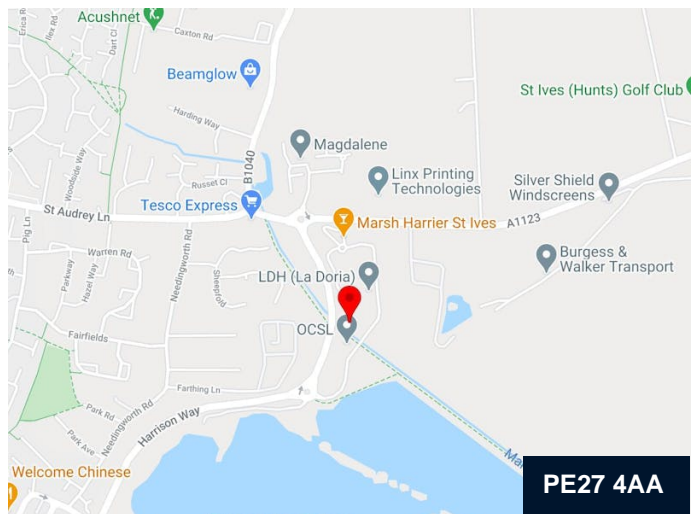
Name	sq ft	sq m	Availability
Ground - Floor Suite 6	1,528	141.96	Available

## Terms

The suites are available to let as a whole or in part(s).

## Viewings

Strictly by appointment with the sole agents.



## Contact

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