

OFFICE TO LET

Kings Hall

St. Ives, PE27 4WY



Key Highlights

- First floor refurbished offices
- Excellent levels of on-site parking
- Prominent location with lakeside setting
- Flexible terms available
- 1 mile from St Ives town centre
- Available immediately
- EPC: B
- 3,360 sq ft - 7,044 sq ft

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

01733 344414

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DESCRIPTION

Kings Hall is a detached three storey office building constructed to a high quality specification. The suites are located on the first floor, accessed via a ground floor lobby with lift and stairs access.

Externally there is an excellent level of on-site parking.

ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Suite - 2A	3,386	315
Suite - 2B	3,360	312
TOTAL	6,746	627

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 A14 dual carriageway. There are fast train links to London from Cambridge and Huntingdon along with a typical journey time of 50 minutes into Kings Cross from Huntingdon. The Park and Ride service is located at Meadow Lane, a short distance from St Ives town centre where journey times from St Ives to Cambridge Science Park are circa 20 minutes.

There is a Morrisons supermarket nearby and a McDonalds/Costa coffee drive thru across the road.

SPECIFICATIONS

- Double glazing
- Raised access floors
- Suspending ceiling & LED lighting
- Central reception area/core with lifts
- Allocated parking spaces
- Fully air conditioned (heating and cooling)
- EV charging

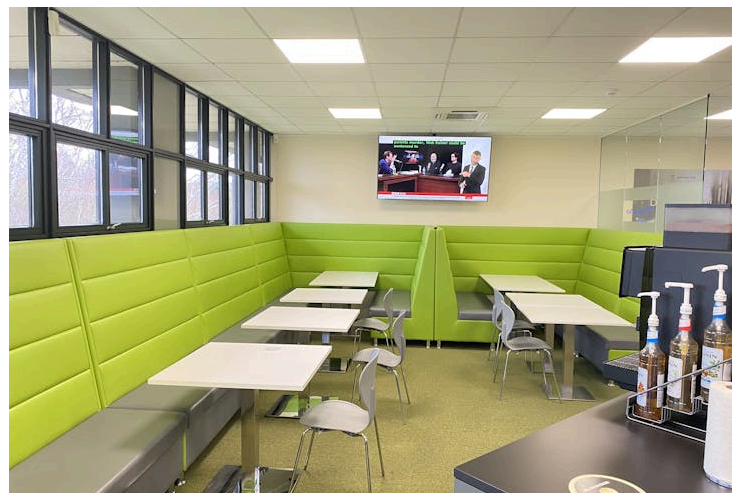
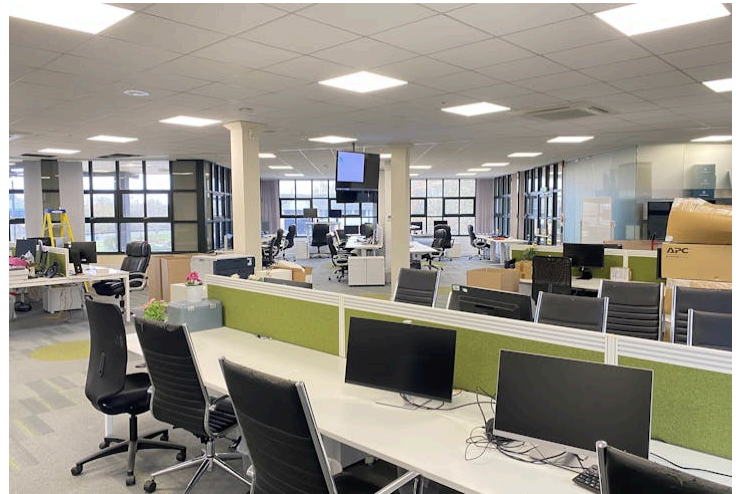
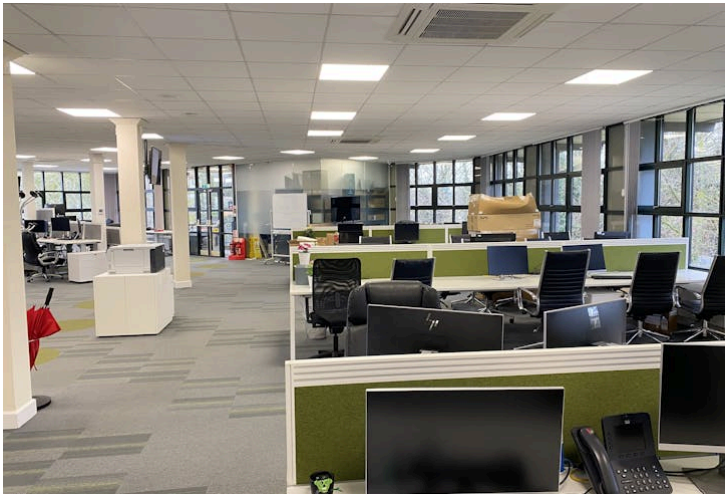
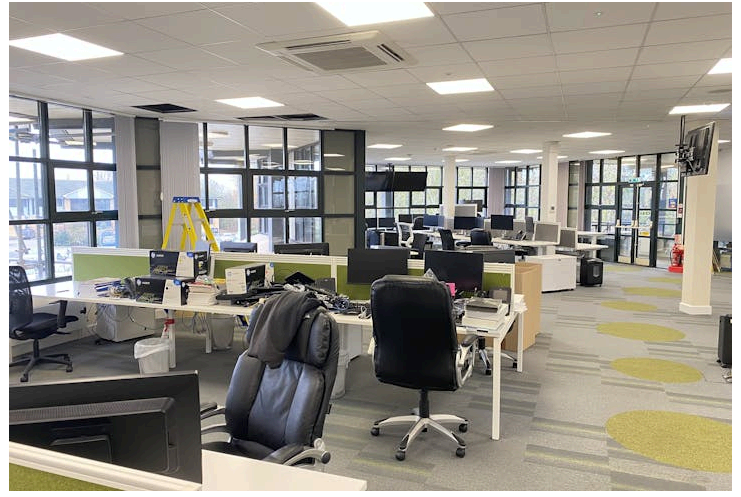


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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The suites are available to let on a new lease on terms to be agreed. Guide rent from £8 per square foot.

LEGAL COSTS

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

BUSINESS RATES

Service charge: n/a
EPC: D
The VOA website lists Suites 2a & 2b with a rateable value of £81,000 (2025-26). From 1st April 2026, the rateable value will reduce to £74,000.

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 first floor currently has an EPC assessment of B - 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.

PLANNING

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

CONTACTS

For further information please contact:

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Energy performance certificate (EPC)

1ST FLOOR (EAST) KINGS HALL
Kings Hall
St. Ives Business Park
ST. IVES
PE27 4WY

Energy rating

B

Valid until: **18 January 2036**

Certificate number: **1950-9338-8099-1090-0505**

Property type: Offices and Workshop Businesses

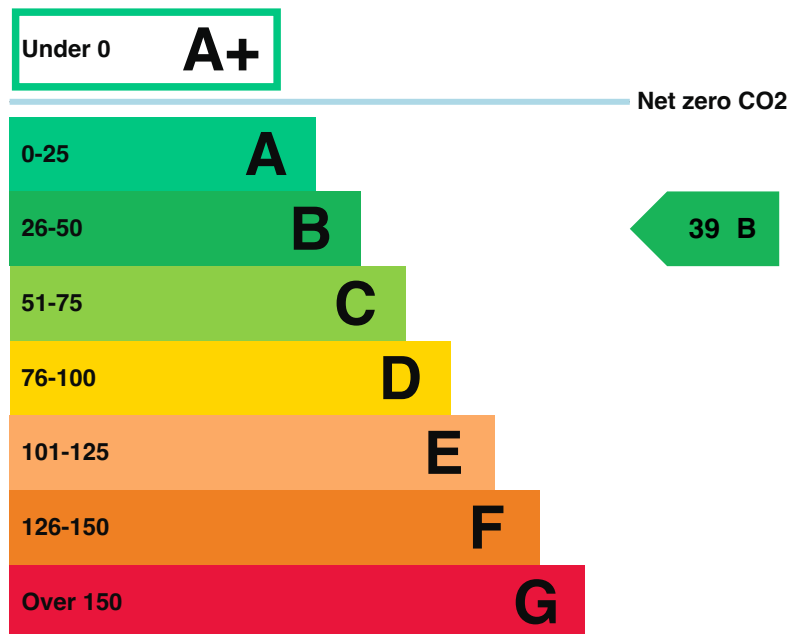
Total floor area: 341 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

52 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.01
Primary energy use (kWh/m ² per year)	110

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3299-9418-2106-1054-1026\)](/energy-certificate/3299-9418-2106-1054-1026).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Anthony Claydon
Telephone	01733 442096
Email	info@yesenergysurveys.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019571
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Yes Energy Surveys Ltd
Employer address	35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 January 2026
Date of certificate	19 January 2026

Energy performance certificate (EPC)

1ST FLOOR (WEST) KINGS HALL Kings Hall St. Ives Business Park ST. IVES PE27 4WY	Energy rating	Valid until: 18 January 2036
	B	Certificate number: 2830-3881-5134-7213-6534

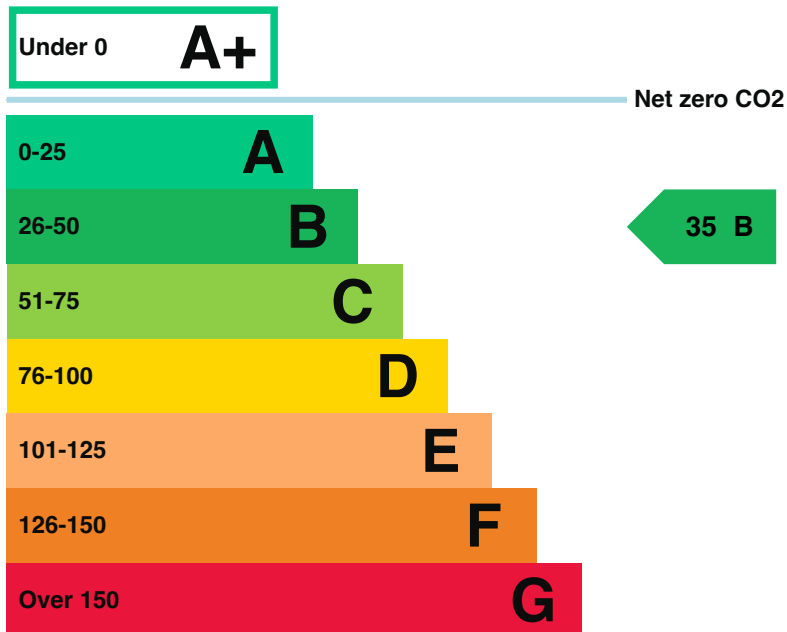
Property type	Offices and Workshop Businesses
Total floor area	304 square metres

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The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

45 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.04
Primary energy use (kWh/m ² per year)	110

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8722-5362-3862-5710-5243\)](/energy-certificate/8722-5362-3862-5710-5243).

Who to contact about this certificate

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