

TO LET



Serviced Offices, Alington Road, St Neots, PE19 6WA

94 - 266 SqFt (8.73 – 24.71 SqM)

**From £180 to £775
Per Month Inclusive**

- Flexible Accommodation
- Combination Individual Office Rooms
- Prominent Location
- Allocated Parking

Location

Oakpark Business Centre commands a prominent and strategic position within a sought after estate to the south of St Neots. Benefiting from immediate access to the A428 which in turn links up with the A1 approximately 1 mile to the east and provides direct access to the A14 & M11 at Cambridge approximately 15 miles to the west.

Description

Ground and first floor office rooms available individually or combined on all-inclusive terms to include rent, service charge and utilities but not VAT or business rates.

The flexible arrangement is ideal for startup businesses or those in their infancy allowing for easy in and out occupation whilst providing opportunities for businesses to grow and move within the business centre.

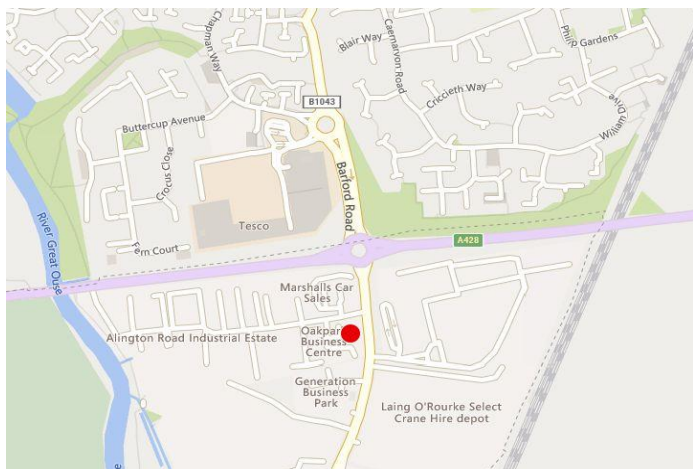
Terms

Available by way of flexible licence agreement allowing for easy and fast access. Suitable for short- and longer-term occupation.

G1B	Available	£415 per month
G1C	Available	£275 per month
G2A	Available	£775 per month
G2B	Available	£180 per month - Let
F2A	Available	£435 per month
F2B	Available	£605 per month - Let
F2C	Available	£605 per month - Let

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



Accommodation

Open plan office space located on the ground and first floor, with shared WC and kitchen facilities. Parking available.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Ground Floor G1B	13.18	142
Ground Floor G1C	8.71	94
Ground Floor G2A	24.71	266
Ground Floor G2B - Let	5.76	62
First Floor F2A	13.75	148
First Floor F2B - Let	19.23	207
First Floor F2C- Let	19.23	207
Total	104.57	1,123

Areas quoted are approximate and should not be held as 100% accurate.

EPC

Available upon request.

Business Rates

Rateable Value – £TBC

Businesses may qualify for small business rates relief subject to individual circumstances.

Interested parties are advised to contact the relevant Local Authority.

Viewings

For viewings and further information please contact:

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Nathan George

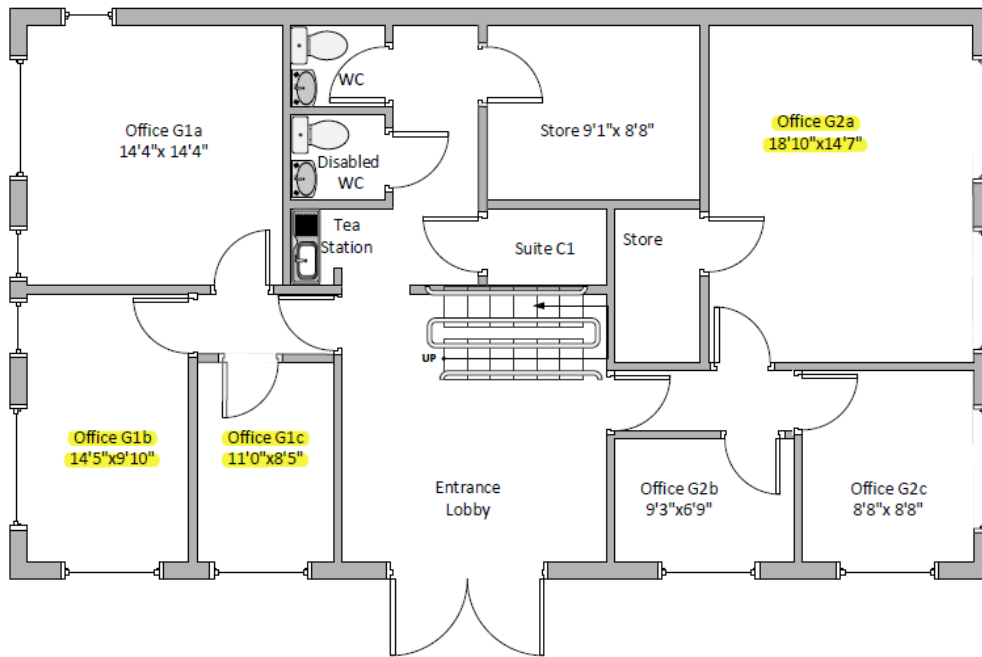
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OAKPARK BUSINESS CENTRE GROUND FLOOR



OAKPARK BUSINESS CENTRE FIRST FLOOR

