

TO LET

1,248 Sq Ft (115.94 Sq M)

- Available Individually or Together
- Air-conditioned
- LED lighting
- One Suite Remaining



Suite 6

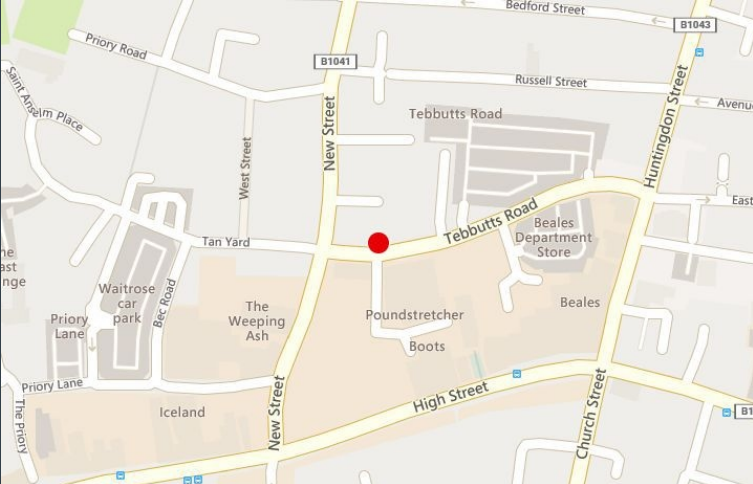
Orchard House, Tebbutts Road, St. Neots, PE19 1AW

>D KirkbyDiamond

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LOCATION

- St Neots is a town and civil parish located in the Huntingdonshire district of Cambridgeshire, England, about 18 miles west of Cambridge
- The offices are located adjacent to the High Street and Market Square, well positioned for access to into the main commercial area of St Neots
- It's conveniently near the A1 road, which runs north-south, and the A421/A428 roads, which connect Cambridge to Bedford and Milton Keynes
- St Neots railway station is on the Great Northern line between London and Peterborough

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 Google Maps

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DESCRIPTION

- Orchard House is a three-story office building made up of multiple tenants across a variety of sectors
- Suite 6 includes an open-plan area with a spacious meeting room
- The building offers several amenities, including double-glazed windows, gas-fired heating, air conditioning, LED lighting, carpeted floors, and shared access to male and female restrooms as well as a kitchenette

TERMS

The suite is available at £10 per square foot, on new full repairing and insuring leases on terms to be agreed.

Service Charge:

The tenant will be required to contribute towards the apportioned costs of electricity, gas, water, cleaning and maintenance of common areas. Suite 6 - 20.64% of overall charge equating to £5,500 plus VAT per annum

ACCOMMODATION (Net Internal Area*)

Total	115.94 SQ M	1,248 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E - 110

Business Rates: The rateable value is £10,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: This is a contribution towards the external and common part repair and maintenance. Further information available on request.

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