

FOR SALE

13,543 Sq Ft

(1,258.14 Sq M)

- Versatile Business Park For Sale
- Prominent Location Close To A1
- Detached Office & Industrial Buildings Suitable For Owner Occupier or Investor
- Potential For Rental Growth



Oakpark Business Centre

Alington Road, Little Barford, St. Neots, PE19 6WA

 **KirkbyDiamond**

Contact: Nathan George or Joshua Parello

Tel: 01234 905128

kirkbydiamond.co.uk



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 and M11 at Cambridge approximately 15 miles to the west

 what3words

///forced.soups.judge

 Google Maps

Click here



DESCRIPTION

- The business centre is an attractive and versatile asset combining both office and industrial buildings that would be ideal for an owner occupier or investor
- Comprising a detached two story office building and separate pair of semi detached industrial units with associated loading and yard areas, ample parking provisions and landscaping
- The office building has been designed to provide flexible accommodation with 3 separate entrances that allow for easy subdivision of space to suit the needs of an occupier
- Currently the office building is split into two main areas, one third providing serviced office accommodation with associated kitchen and WC facilities
- Various elements of the site are let and income producing, please contact the agents for a tenancy schedule and further details

ACCOMMODATION

Ground Floor Office	284.83 SQ M	3,066 SQ FT
First Floor Office	339.18 SQ M	3,651 SQ FT
Unit 3A (Industrial)	465.52 SQ M	5,011 SQ FT
Unit 3B (Industrial)	168.61 SQ M	1,815 SQ FT
Total	1,258.14 SQ M	13,543 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Available on request

CONTACT:

 **NATHAN GEORGE**
07741 261890 nathan.george@kirkbydiamond.co.uk

 **JOSHUA PARELLO**
07951 613 205 joshua.parello@kirkbydiamond.co.uk