

# TO LEASE



Oakpark Business Centre  
Alington Road  
St Neots  
PE19 6WA

Various Office Suites  
Ranging In Size From  
147 Sq Ft – 3,431 Sq Ft  
(13.65 Sq M – 318.74 Sq M)

- Flexible Accommodation
- Capable Of Being Split Or Combined To Suit
- 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 and M11 at Cambridge approximately 15 miles to the west.

## Description

The building provides flexible office accommodation across ground and first floors with a variety of rooms and suites that can be let individually or combined on exclusive lease terms.

Throughout the building there are separate male and female WCs and kitchens / tea stations.

Further benefits include air conditioning, allocated parking and additional storage rooms that can be let by way of lease or licence subject to separate negotiation.

## Terms

Lease agreements will be on a new full repairing and insuring terms at a rent of £16.50 per square foot per annum exclusive. Subject to a service charge for maintenance of communal areas and provision of communal services.

## VAT

VAT is applicable.

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

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

## Floor Areas - NIA

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

Accommodation	Sq. M	Sq. Ft	Rent
Ground Floor A1	51.81	558	£9,200 per annum exclusive
Ground Floor A2	53.25	573	£9,455 per annum exclusive
Ground Floor B1	24.79	267	£4,400 per annum exclusive
Ground Floor B2	13.67	147	£2,425 per annum exclusive
Ground Floor B3	53.10	572	£9,455 per annum exclusive
First Floor B4	122.12	1,314	£21,700 per annum exclusive
First Floor A3	51.82	558	Let
First Floor A4	53.52	576	Let

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



Interested parties are advised to contact the relevant Local Authority.

### EPC(s)

Available on request.

### Viewings

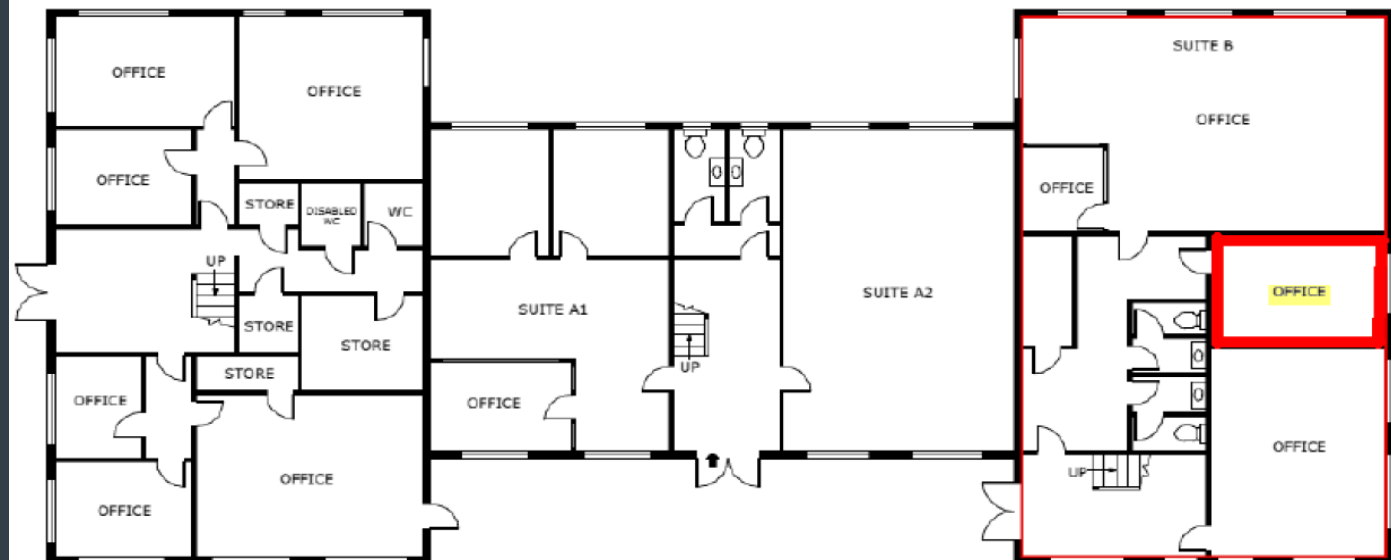
Strictly by appointment only.

### Joshua Parelo

[joshua.parelo@kirkbydiamond.co.uk](mailto:joshua.parelo@kirkbydiamond.co.uk)  
01234 982019

### Nathan George

01234 905134  
[nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)



GROUND FLOOR