

TO LET

1,248 Sq Ft (115.94 Sq M)

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

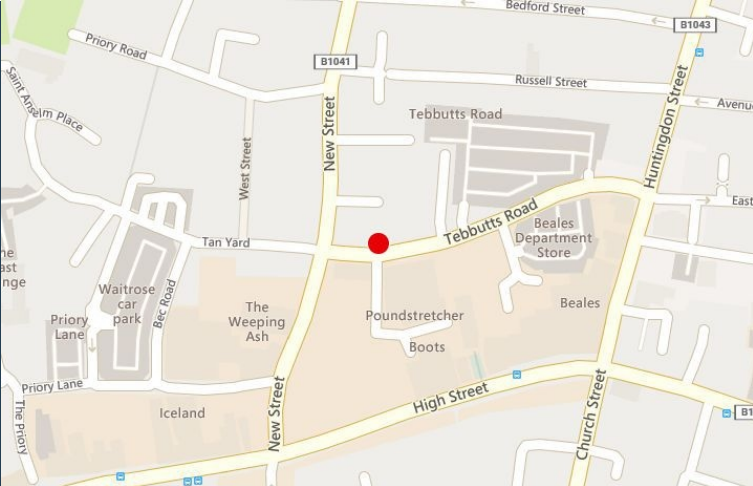


Suite 6

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

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eddisons.com





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

 what3words

[///digress.optimists.dean](https://www.what3words.com/digress.optimists.dean)

 Google Maps

[Click here](#)



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 £8 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 £11,250. 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.

Contact:

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