

Bridge House
121 Shortmead Street
Biggleswade
Beds
SG18 0BB
Tel: 01767 312131 Fax: 01767 600277
Website: www.cliftons-cp.com
Email: info@cliftons-cp.com

TO LET SPACIOUS OFFICE – TOWN CENTRE

**3-5 Market Square
St Neots
PE19 2AR**



Self-Contained Office Building 1488sqft 138.23sqm

- **On site parking**
- **Central Location**
- **Early occupation**

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A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

3-5 Market Square St Neots, PE19 2AR

LOCATION

The riverside town of St Neots has a current population of 26,000 but draws on a much larger catchment. The town centre is noted for having one of the largest market squares in the country which provides comprehensive shopping. There are many major retailers including Waitrose, Marks & Spencers and Greggs.



DESCRIPTION



The office faces the market square with a ground floor entrance to first and second floor rooms that are light and spacious.

Access to the rear provides four car parking spaces.

ACCOMODATION

First Floor

Reception	117sq ft	10.86sq m
Main office	215sq ft	19.97sq m
Rear Office	160sq ft	14.86sq m
(Sandringham)		
Back Office	157sq ft	14.58sq m
Kitchen	29sq ft	2.69sq m
Toilets	Ladies and Gents	



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Second Floor

Front (Buckingham)	384sq ft	35.67sq m
Staff Room	116sq ft	10.77sq m
Windsor	186sq ft	17.27sq m
Kensington	124sq ft	11.51sq m
Store Room	Boiler and roof access	

First Floor Office Space	378sq ft	62.98sq m
Second Floor Office Space	810sq ft	75.24sq m
TOTAL	1488sq ft	138.23sq m



SERVICES

All mains "services" connected.
Heating gas to radiators.

RATES

Rateable Value £17,250



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LEASE

The premises to be offered on a new lease and length of lease to be agreed by negotiation.

RENT

£16,850 p.a. exclusive

VAT

VAT is payable. However, intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

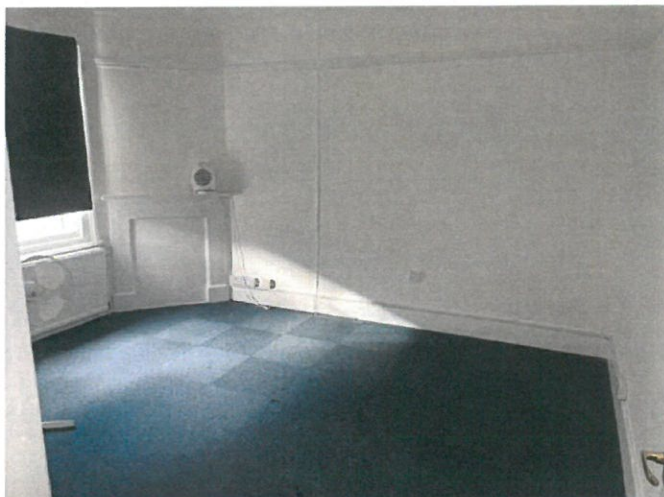
TBC

POSSESSION

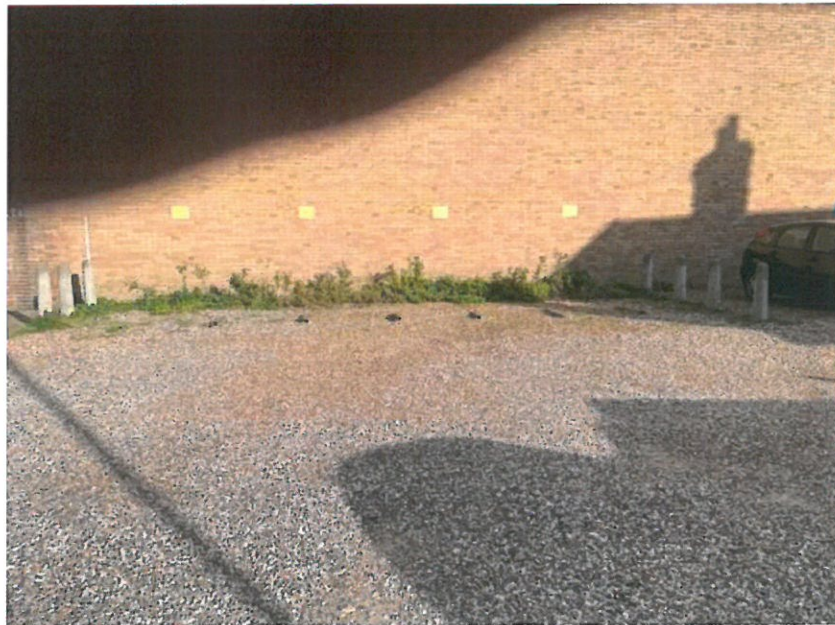
Upon completion of legal documentation.

VIEWING

Further information: Cliftons 01767 312131 or 600111.



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Car park spaces

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