

Fenice Court



Fenice Court – Eaton Socon, St Neots

A modern high specification office unit located in a prime location adjacent to the A1 / A428 trunk road intersection

For Sale | To Let



Final unit remaining for immediate occupation:

Unit 2: 4,252 sq ft (395 sq m)

*a unique freehold
or leasehold opportunity*



**ARTISAN (UK)
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BREEAM Approved Assessor



Specification

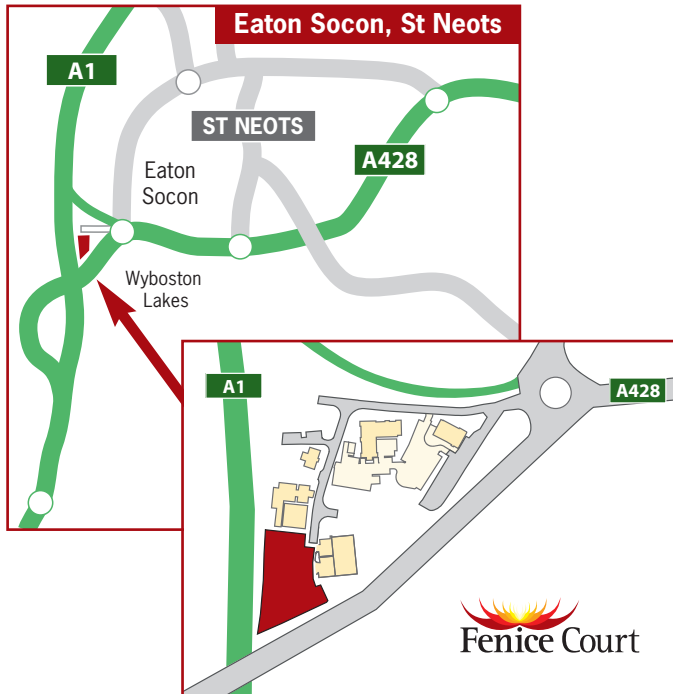
The building offers the following features and benefits:

- Comfort cooling
- Raised floors
- Carpeting throughout
- Category 2 recessed lighting
- Kitchenette
- Toilet / Shower facilities
- Part L compliant
- Plenty of dedicated parking (additional spaces available)
- Direct accessibility to the A1

Location

The Fenice Court office campus is located within the Phoenix Park business development in St Neots. The Park is highly accessible being conveniently situated just off the A1, at the A428 intersection signposted to Cambridge. The Park is located close to excellent amenities including pubs, restaurants, Wyboston health and golf centre, a Tesco superstore, a Tesco express, McDonalds, car wash, and two motels.

Sat Nav Ref.: PE19 8EW

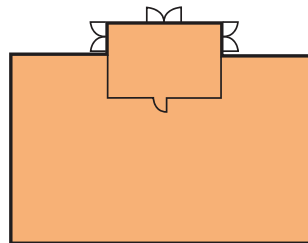


Only 1 Unit Remaining...



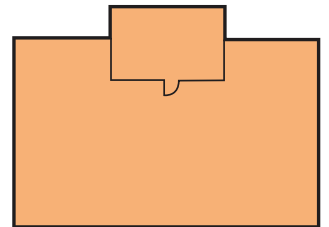
Ground Floor:

2,126 sq ft (197.5 sq m)



First Floor:

2,126 sq ft (197.5 sq m)



Freehold / Leasehold

Freehold or Leasehold on terms to be agreed. Leases are fully repairing and insuring. VAT will be charged on the purchase or rental price. The scheme is fully managed and a service charge is payable for maintenance of the development's common areas.

None of the statements contained herein are to be relied upon as statements or representations of fact. All photographs are indicative of proposed building design. All interested parties are encouraged themselves to verify the accuracy of any statement. Any measurements, maps, distances or times stated are approximations only. These particulars do not constitute or form part of an offer or contract. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Mar 2011. Design by www.everlookmarketing.co.uk

Contact and Viewing

Please contact our appointed agents:



**ARTISAN (UK)
DEVELOPMENTS**

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**BARKER STOREY
MATTHEWS**

01480 451578

150 High Street, Huntingdon PE29 3YH
bsm.uk.com

Savills Cambridge

savills.com



01223 347000

artisandevelopments.co.uk