

VENTURECOURT

at Edison Road, St Ives, Cambridgeshire



**A refreshing new development of high quality units
in the heart of the St Ives business community**

9 units – sizes range from:

2,845 sq ft (264 sq m)

to 9,935 sq ft (923 sq m)

Available Now

For Sale | To Let



**ARTISAN (UK)
DEVELOPMENTS**

creating space for business™



Freeholds : Leaseholds

Nine brand new, modern business units are available for sale or lease at this superb site in the heart of St Ives, Cambridgeshire. Construction of the scheme is now complete, and four units are already sold. Only five units remain, with Unit 1 being offered as three individual units (1a, 1b, 1c), or combined as one complete unit of 9,935 sq ft (923 sq m).

Standard Features

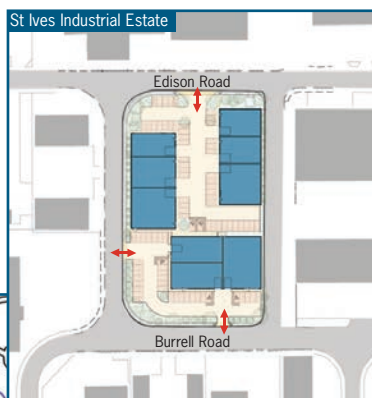
- Modern highspec construction
- Fully glazed entrance with canopy
- Excellent natural light
- 6m eaves
- 3.6m x 4.5m insulated sectional overhead door
- Disabled WC
- Loading area
- Allocated car parking

Terms

Freehold or Leasehold. Leases are fully repairing and insuring subject to upward-only rent reviews. 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. The incoming tenant is to be responsible for the legal costs of both parties.

Location

Venture Court is located within the established St Ives industrial estate at the north-eastern edge of the town. Venture Court has good accessibility via the St Ives bypass, with the A14 approximately three miles to the south providing a link to Huntingdon (5 miles distant), the A1 trunk road, and Cambridge (17 miles distant).



Sat Nav Reference: **PE27 3JX**



Site Plan



	sq ft / sq m (approx.)	parking spaces
Unit 1a	4,239 / 394	16
Unit 1b	2,845 / 264	11
Unit 1c	2,851 / 265	11
Unit 2 (SOLD)	2,291 / 213	6
Unit 3 (SOLD)	2,317 / 215	6
Unit 4	3,526 / 328	10
Unit 5 (SOLD)	3,777 / 351	11
Unit 6	2,870 / 267	8
Unit 7 (SOLD)	2,067 / 192	6

None of the statements contained herein are to be relied upon as statements or representations of fact. All photographs indicative of proposed building design. All interested parties are encouraged themselves to verify the accuracy of any statement. Any measurements, 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. Jan 2008. Design by Everlook Marketing.

Contact and Viewing Strictly by appointment via joint agents:



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