



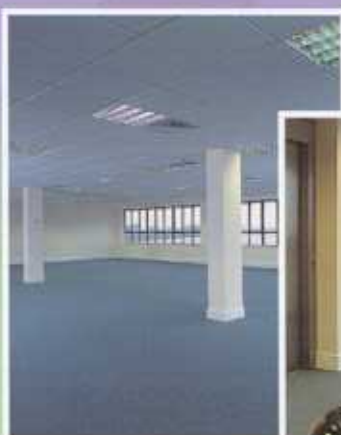
A development by Artisan (UK) Ltd



Self - Contained Offices
with generous
car parking

FOR SALE or TO LET

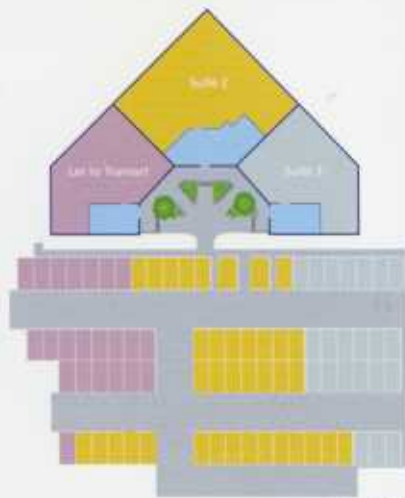
Suites from
181.6 - 951.6 sq m
(1,993 - 10,241 sq ft)



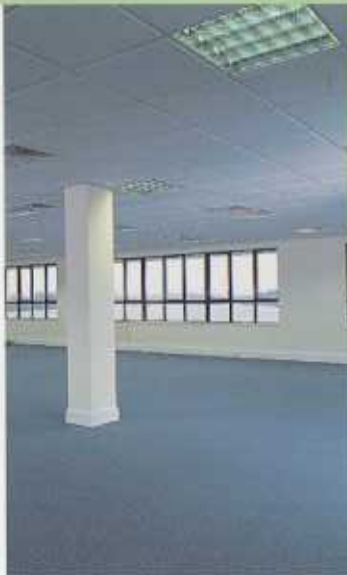
St Ives
Cambridgeshire



Illustrative Layout Plans



Ground Floor



Location

St Ives Business Park is located on the eastern edge of St Ives town centre approximately 2 miles from the A14. London is approximately 56 miles with access via the M11. The East Coast ports and Midlands can be reached by the A14 and A1M respectively.

Access to the UK's national rail network is also available via the main line station located at Huntingdon approximately 6 miles away. St Ives is also accessible by regular bus services from Huntingdon and Cambridge.

The building takes full advantage of the natural surroundings reflecting its lakeside setting offering a picturesque environment in which to work, and benefiting from the proximity of town centre facilities.

Clare Hall is located in a prominent position overlooking the entrance to St Ives Business Park, where current occupiers include Pro IV, Parametric Technology and Colortrac.

Specification

Clare Hall has been finished to a high specification and includes the following:

- Fully accessible raised floors
- Perimeter trunking
- Suspended ceilings with category 2 recessed fluorescent lighting
- Exceptionally high level of car parking (1:16.8 sq m / 1:180 sq ft)
- Passenger lift (to Suite 2 only)
- VRF comfort cooling
- Fully carpeted
- Kitchenette



Terms

Flexible full repairing and insuring leases and competitive freehold packages are available at Clare Hall.

Rent/Prices

Upon application to the joint agents.

Philip Taylor
Jonathan Goodman

Phil Halmshaw

Accommodation Schedule

Suite	Ground		First		Total		Car Parking
1	185.2 sq m	1,913 sq ft	181.0 sq m	1,947 sq ft	366.2 sq m	3,860 sq ft	22
2	292.5 sq m	3,147 sq ft	292.5 sq m	3,147 sq ft	585.0 sq m	6,294 sq ft	35
3	185.2 sq m	1,993 sq ft	181.6 sq m	1,954 sq ft	366.8 sq m	3,947 sq ft	22
Total Accommodation Available					951.6 sq m	10,241 sq ft	57

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