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Gibson House, 2 Lancaster Way,  
Huntingdon PE29 6XU

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**TO LET**

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Newly Refurbished Office Building

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**150 - 8,094 Sq Ft  
(14 - 752 Sq M)**

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# Gibson House, 2 Lancaster Way, Huntingdon PE29 6XU

## DESCRIPTION

Prominent office building situated within an established business park.

The property has recently undergone an extensive refurbishment and provides modern flexible office space fitted to an excellent specification across the ground and first floor.

Common facilities include; reception, lift, business lounge and beverage facilities.

Externally, the property provides extensive onsite parking.

- ✔ Available Immediately
- ✔ Comprehensively Refurbished
- ✔ Business Lounge
- ✔ LED Lighting
- ✔ Raised Floors
- ✔ Air Conditioning
- ✔ On-Site Parking



## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>8,094</b>	<b>752</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Rent inclusive of business rates and service charge

## TERMS

Flexible terms are available on a leasehold basis only.

**EPC** EPC Rating: C(57)





## LOCATION

Gibson House is strategically located between Cambridge and Peterborough.

Road communications are excellent with the A14 and A1 linking into the M11, M1 and M6.

Huntingdon train station is located on the East Coast Main Line and provides direct access to London and Peterborough.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

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