



01480 213811 | [anne.mcglinchey@brown-co.com](mailto:anne.mcglinchey@brown-co.com)



## **Castle Hill House, Huntingdon, Cambs, PE29 3TE** **Modern Serviced Offices**

- Superb Serviced Offices Located in Prominent Town Centre Location
- Fully Inclusive Facilities Including Furniture, Reception, Heating, Lighting, Rates, Cleaning
- 24 Hour Access
- Car Parking Available
- Short Term Enquiries Invited
- Workstations Catering for Two – Ten People Available



### Huntingdon

Huntingdon is an expanding town which benefits from a strategic location at the crossroads of the A14 and the A1. The town has a strong employment base with a range of high profile companies within the town, including Nokia, Anglian Water and others. The town centre benefits from a pedestrianised High Street with a good mix of national multiples and local niche retailers. There are exciting plans for the redevelopment of the Chequers Court area and St Germain Walk which are expected to come to fruition within the next couple of years.

The A14 (A1-M1 link) provides an important route from the West Midlands and North West to the East Coast Ports. The town also benefits from regular rail services to Kings Cross in under the hour, and from its proximity to Standard Airport, which is approximately 46 miles to the South via the M11 Motorway.

### Location

Castle Hill House is an impressive town centre Grade II Listed Building which has been beautifully restored to provide modern working environments whilst retaining the superb architectural features.

Individual offices are available on a serviced basis for 2 to 10 people. The offices also benefit from a professionally manned reception and other administrative support is available.

The available space comprises a variety of ground, first and second floor offices refurbished to an excellent specification.

### Car Parking

Car parking is available by separate negotiation at £80 per space per month. A range of public car parks are located only a few minutes' walk from the property.

### Terms

The suites are offered on a flexible, all-inclusive basis.

### Licence Fee

The fee chargeable is generally based on £230 per workstation per month. Incentives may be available. The usual contract term is 12 months.

### Viewing

By appointment through - Brown & Co Barfords on 01480 213811.

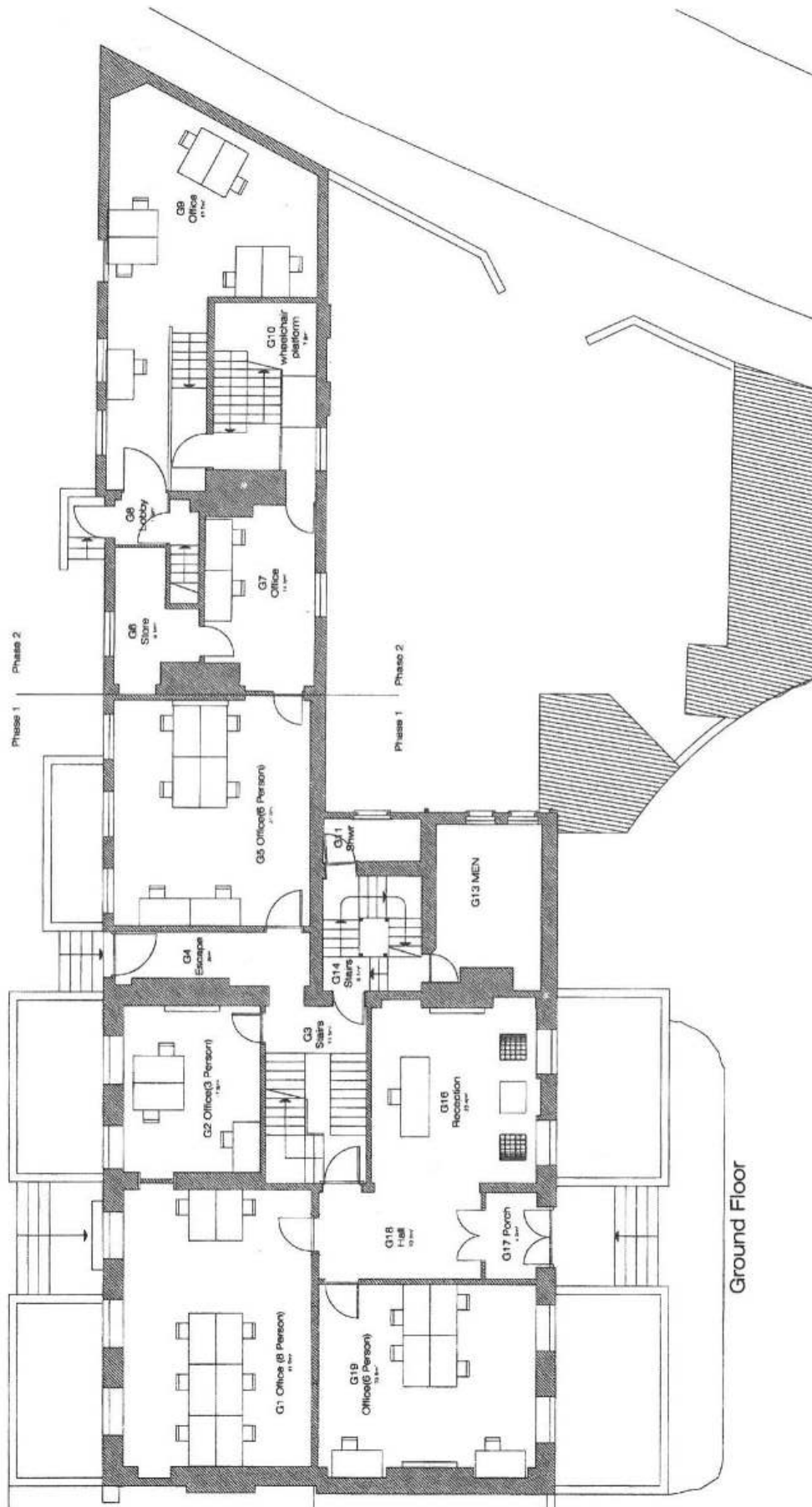
### Schedule of Services Included/Not Included In Occupation Fee

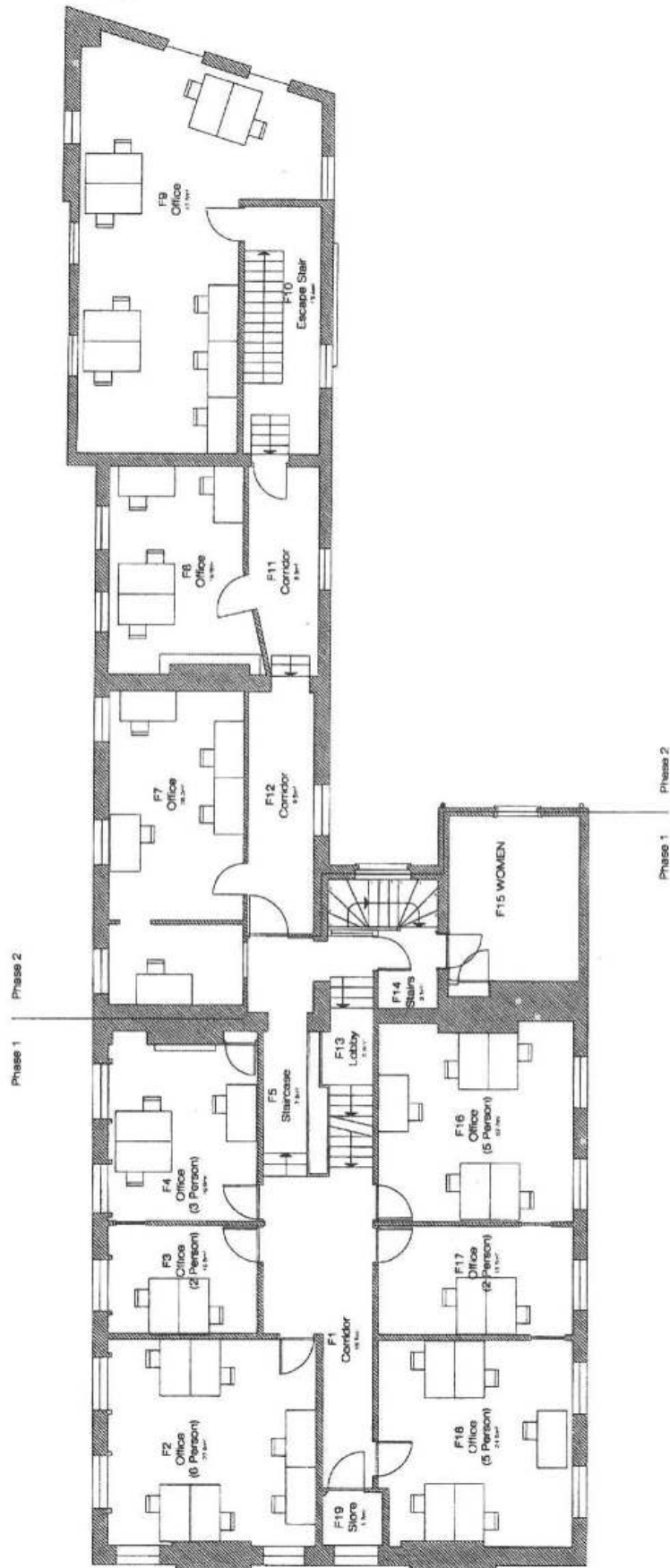
24 Hour Access	Included
Furniture	Included
Personalised Telephone Answering	Included
Reception	Included
DDI/Voicemail	Included
Meeting Rooms/Boardroom	Included
Kitchen	Included
Refreshments	Included
Virtual Office Services	Included
On-Site Management	Included
Shower Facilities	Included
Heating	Included
Lighting	Included
Business Rates	Included
Cleaning	Included
Telephone Calls	Not Included
Photocopying/Faxing	Not Included
Postage/Frinking	Not Included
Courier Service	Not Included
Catering Facility	Not Included
Secretary/Administration	Not Included
Parking	Not Included
ADSL	Not Included
Dedicated 100mb Leased Line	Not Included

### EPC

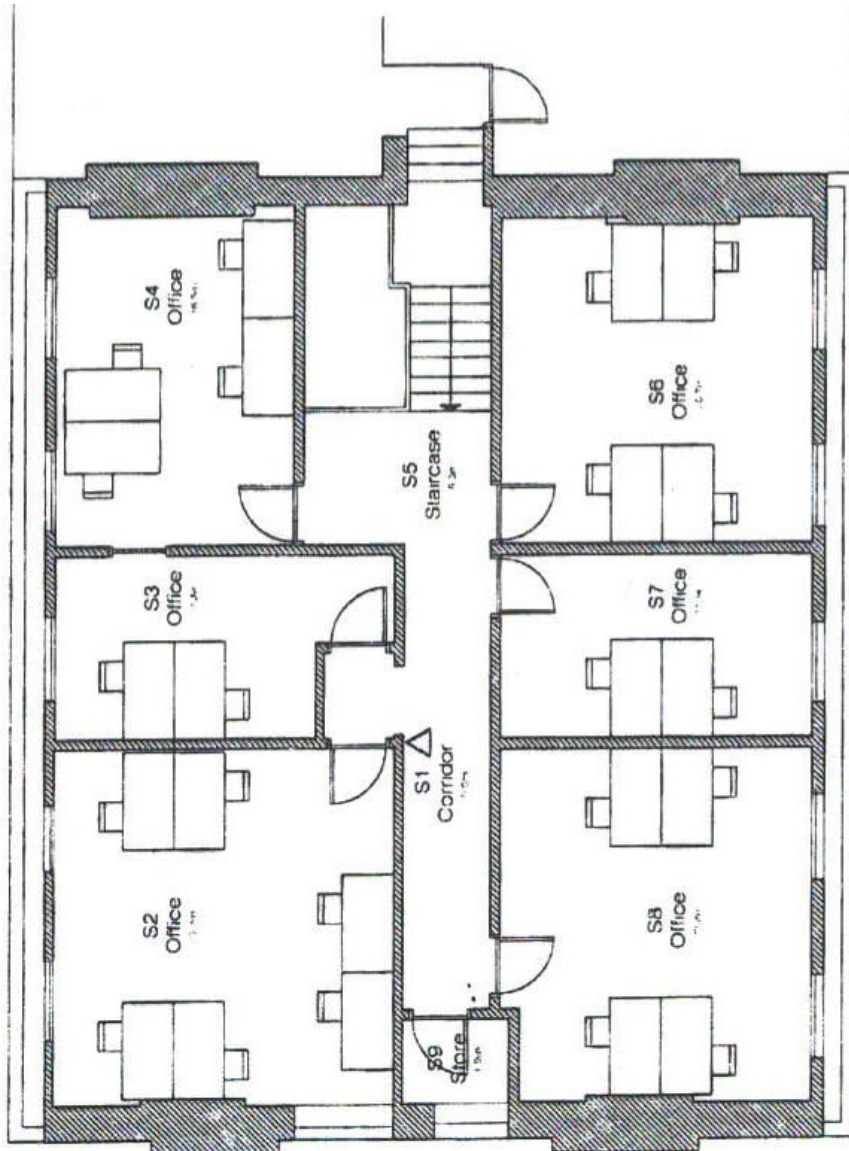








First Floor



Second Floor



