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TO LET

Three Office Suites at 37 High Street, Huntingdon, Cambs, PE29 3AQ

RENTS: From £2,500 Per Annum

- Three Storey Period Office Building
- First Floor – Suite 1 (Rear) – 26.34 sq m (284 sq ft)
- Second Floor – Suite 1 (Rear) – 27.18 sq m (293 sq ft); Suite 2 (Front) – 15.75 sq m (170 sq ft)
- Located in Prominent High Street Position
- 1 Dedicated Car Parking Space Per Office Suite
- Public Car Parks Close By
- 0.7 Miles to the Railway Station



Location

Huntingdon is an expanding town with a population of circa 25,000 (including the adjoining town of Godmanchester) which benefits from a strategic location close to both the A14 and the A1. The town has a strong retail base and its pedestrianised High Street benefits from the presence of a selection of national multiples including M & S Foodhall, Sainsburys, TK Maxx, Next, W H Smith, Argos, Pizza Express, and Iceland together with a good range of local retailers.

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 Stansted Airport, which is approximately 46 miles to the South via the M11 Motorway.

The Property

The property forms part of an impressive period building and is located in a prominent High Street position.

There is one office suite located on the first floor with two office suites available at second floor level and are accessed via a staircase. The offices benefit from wall mounted electric heaters. There is a kitchenette and male and female WC's at ground floor level.

One dedicated car parking space is available to the rear of the property for each of the office suites.

Accommodation

The office suites provide the following floor areas:

First Floor

Suite 1 (Rear) 26.34 sq m (284 sq ft)

Second Floor

Suite 1 (Rear) 27.18 sq m (293 sq ft)

Suite 2 (Front) 15.75 sq m (170 sq ft)

Planning/Use

The office suites benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Services

Mains water, electricity and telecoms are connected to the property. Drainage is to the main sewers.

Interested parties are however advised to satisfy themselves as to the specification and adequacy of service supplies by making their own enquiries to the relevant service providers.

Service Charge

The tenant is required to contribute towards the costs of cleaning, waste removal, communal repairs and maintenance and Accountancy.

Tenure

The office suites are available on internal repairing and insuring leases together with the Service Charge on terms to be agreed.

Rent

First Floor

Suite 1 (Rear) - £4,250 per annum

Second Floor

Suite 1 (Rear) - £4,400 per annum

Suite 2 (Front) - £2,500 per annum

All exclusive and payable quarterly in advance by Bankers' Standing Order.

VAT

VAT is payable at the prevailing rate.

Rates

2023 Rateable Values – to be advised
 2024/2025 Rate Poundage 49.9p/£
 (Note: Transitional Relief/Charge may apply)

Legal Costs

Each party to bear their own costs in this matter.

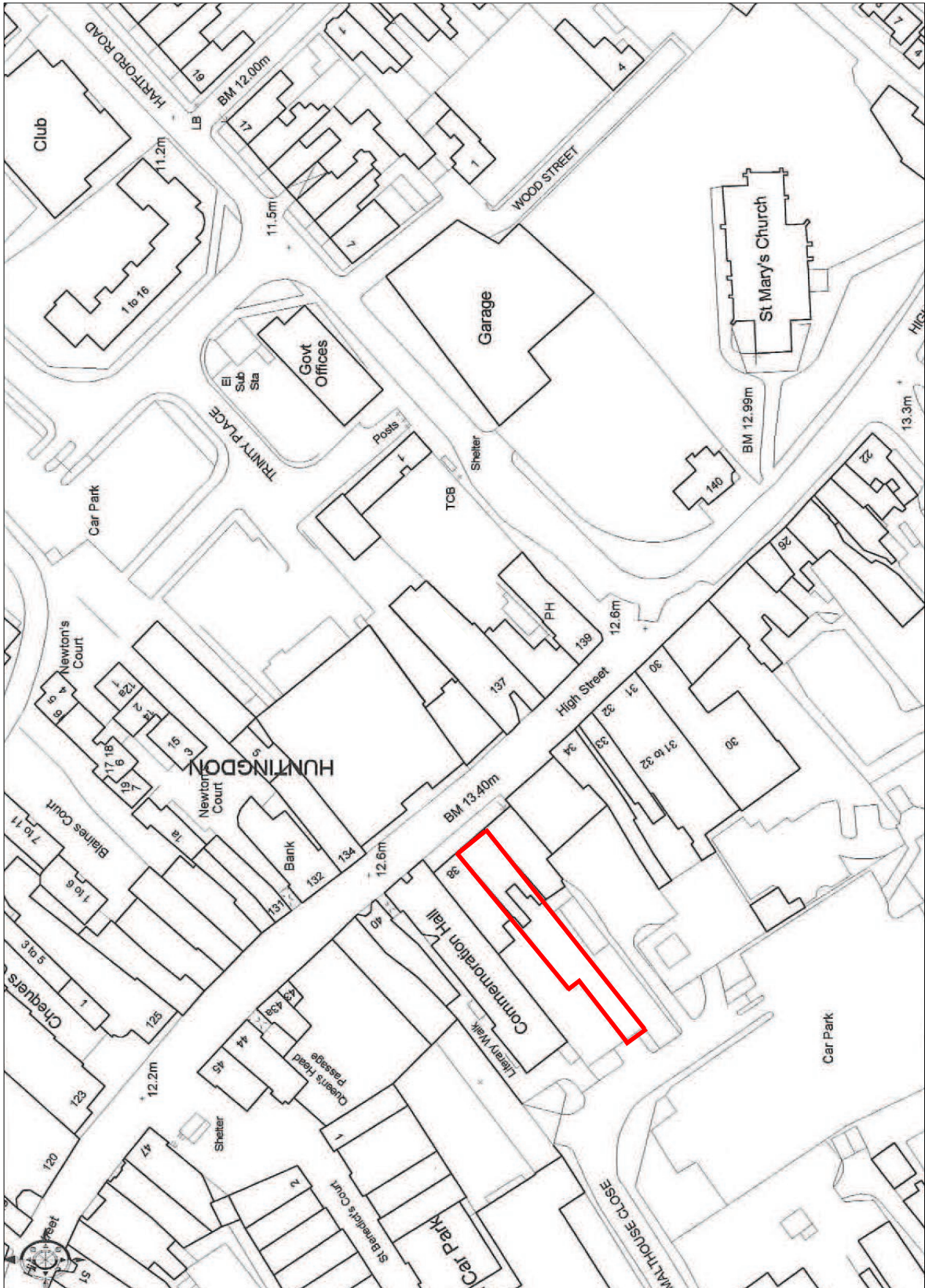
Viewing and Further Information

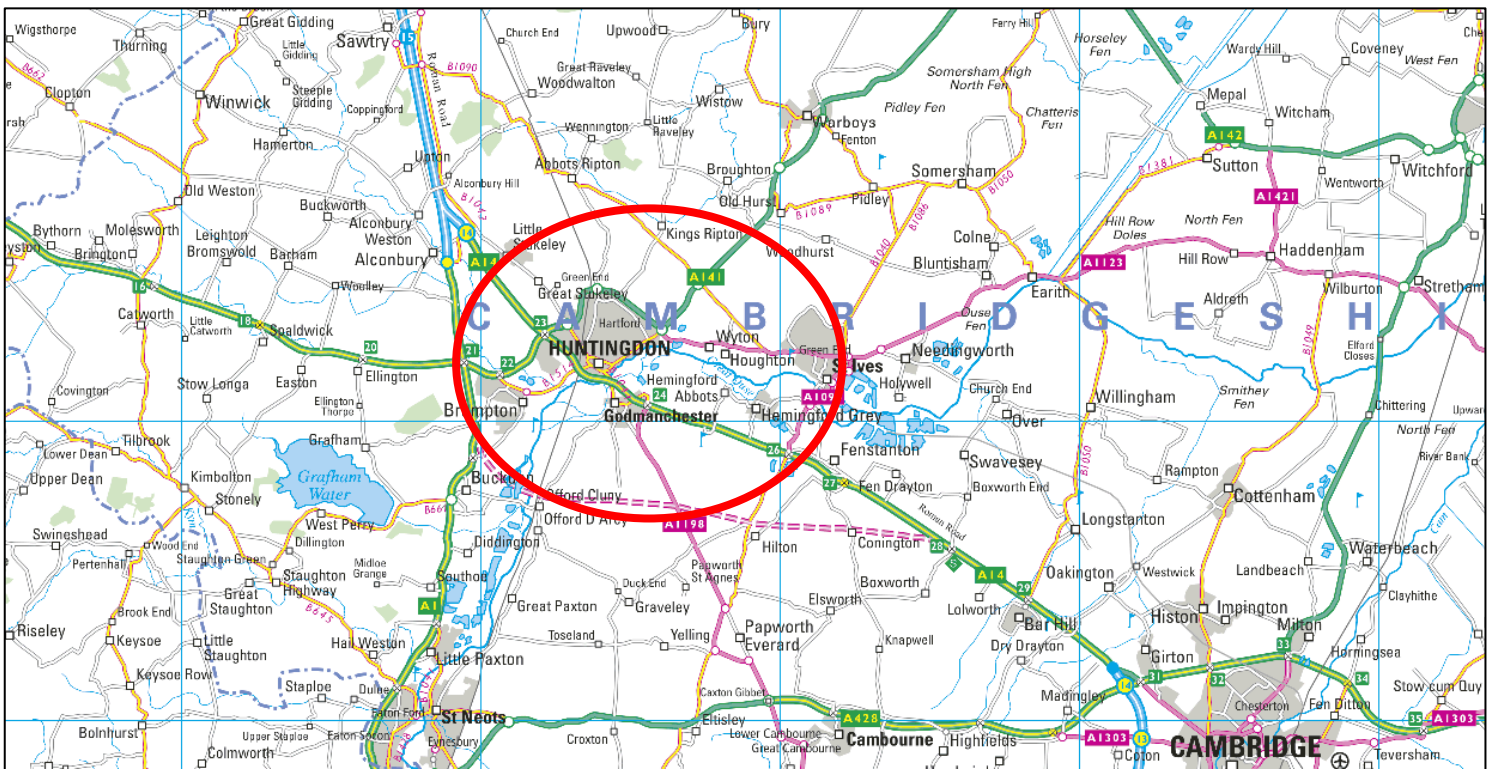
Strictly by appointment with the sole letting agent:-

Anne McGlinchey
 Tel: 01480 479072
 Email: anne.mcglinchey@brown-co.com

EPC Rating

Pending.





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