

FOR SALE - OFFICE

IMET

Alconbury Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE



Key Highlights

- 24,747 sq ft
- Laboratories, workshops, teaching and ancillary accommodation
- Adjacent to new Cambridgeshire County Council HQ
- Purpose built higher education technology college
- Suitable for conversion to office use
- 84 car parking spaces

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF

01733 344 414

savills.co.uk



Location

Alconbury Weald is a major new town development, by Urban & Civic, on the former RAF Alconbury Airfield, situated north of Huntingdon. It lies off J14 of the A1(M), just north of its interchange with the A14, which has undergone substantial upgrading and re-routing over the last three years. The A14 carries a large volume of freight traffic to and from the east coast ports of Felixstowe and Harwich and connects with the M11 to the south and M1 & M6 to the west. Alconbury Weald lies approximately 18 miles south of Peterborough and 25 north west of Cambridge. Alconbury Weald has been given Enterprise Zone status and is set to provide 3.5 million sq ft commercial space together with 5,000 new homes and associated schools and community facilities to include 700 acres green space.

The property is accessed via The Boulevard, the main road from the site entrance at the junction off the A1(M). The iMET building is situated at the junction of Lobelle Way and Emery Crescent. Opposite is The Club, which provides a restaurant, gym and meeting rooms for use by occupiers of the Enterprise Campus. Adjacent is a site currently under construction to provide new office premises for Cambridgeshire County Council.

Description

The unit was purpose built as a higher education technology college in 2016-17. The ground floor currently comprises, workshop, teaching space, laboratories, offices and stores providing 14,962 sq ft (1,390 sq m) Gross Internal Area. The first floor currently comprises teaching space, laboratories and collaboration space providing 9,785 sq ft (909 sq m) Gross Internal Area.

Indicative office scheme available on request, this would provide 23,219 sq ft (2,157 sq m) Net Internal Area.

Terms

The property is available for sale - guide price upon application.

Viewings

Strictly by appointment with the sole agents.

Business Rates

Rates payable: £248,877.57 per annum
(based upon Rateable Value: £486,089)



Contact

William Rose BSc MRICS

+44 (0) 1733 201 391
+44 (0) 7870 999 566
wrose@savills.com

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906
+44 (0) 7807 999 211
ege@savills.com

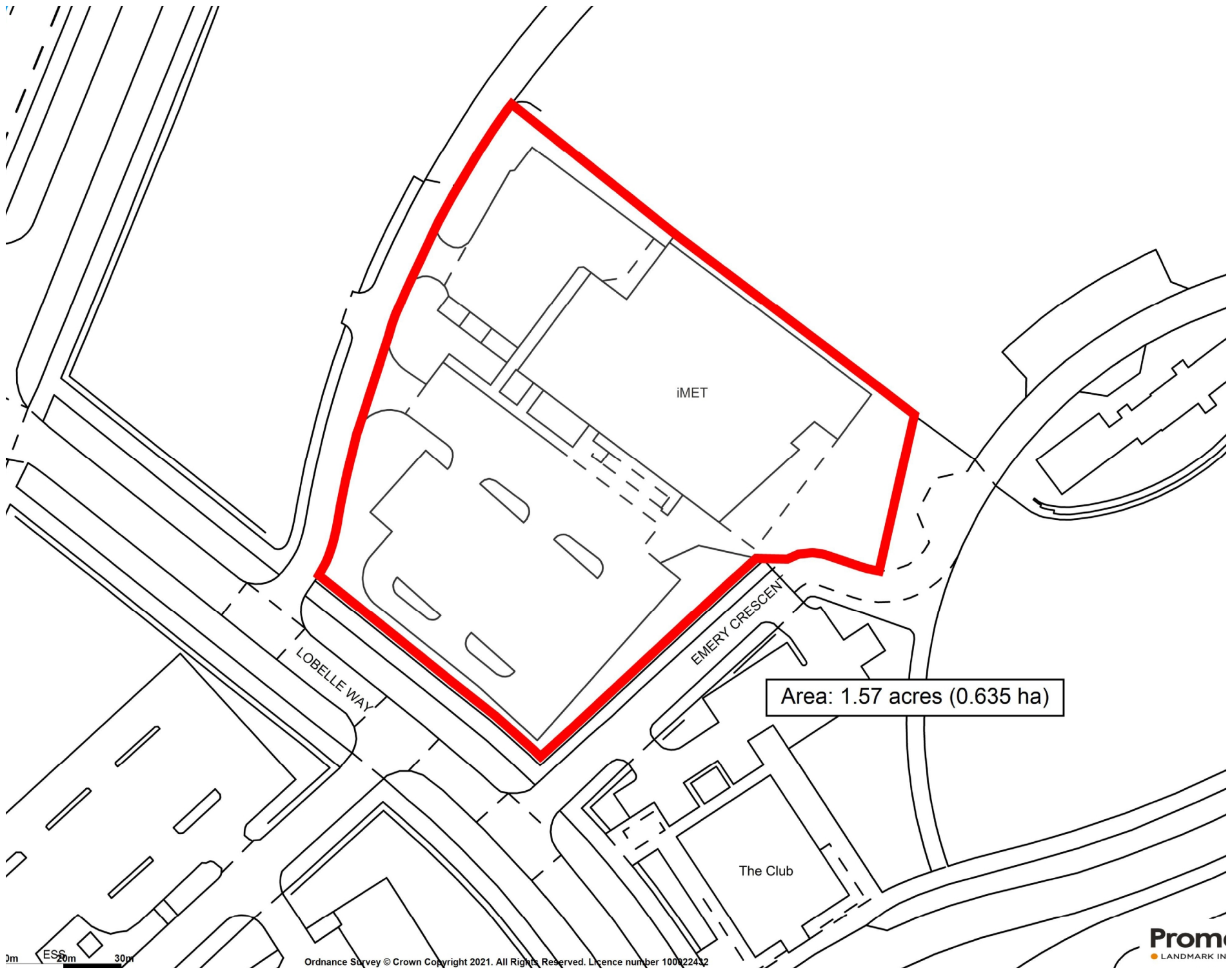
IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 09/06/2021









iMET

LOBELLE WAY

EMERY CRESCENT

The Club

Area: 1.57 acres (0.635 ha)

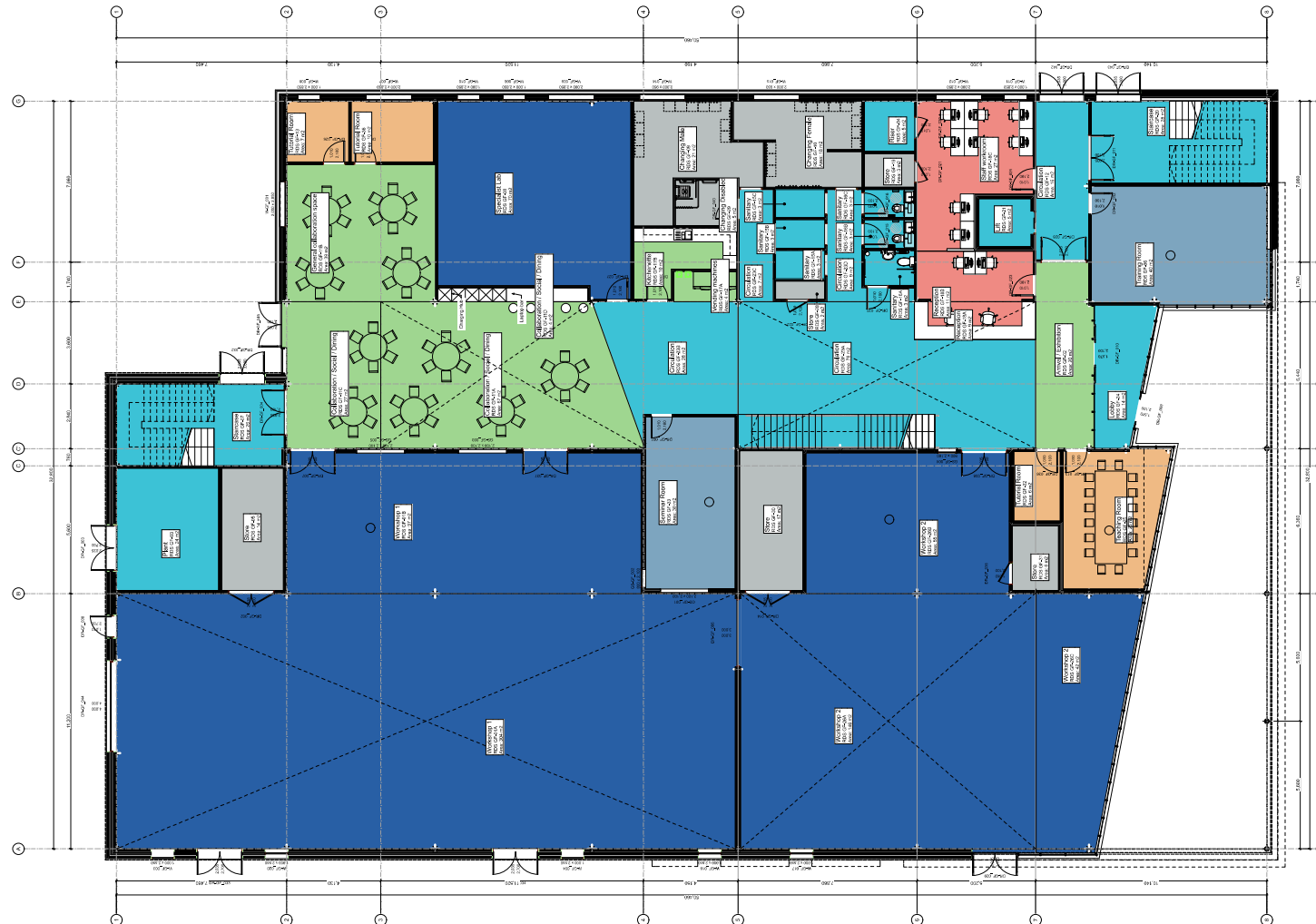
0m 20m 30m

Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022412

Promo
LANDMARK IN

AS BUILT

Proposed Gross Internal Area Schedule	
Floor	Area
GF Ground Floor	1,427
01 First Floor	948
	2,375 m ²



P11	Suitable for Planning	AP	JB	24.03.16
P10	Suitable for Planning	AP	JB	18.03.16
P9	Suitable for Planning	AP	ZM	09.03.16
P8	Suitable for Planning	AP	ZM	26.02.16
P7	Issue for Planning	AP	ZM	19.02.16
P6	Issue for Planning	AP	ZM	15.02.16
P5	Issue for information	AP	ZM	10.02.16
P4	Issue for information	AP	ZM	04.02.16
P3	Issue for information	AP	ZM	13.01.16
P2	Issue for information	AP	ZM	07.01.16
P1	First issue	AP	ZM	27.10.15

rev	description	drawn	checked	date
-----	-------------	-------	---------	------

Bond Bryan
Architects



PRELIMINARY

verralls house 95 high street westerham TN16 1RE

t +44(0)1959 567300 w www.bondbryan.com
f n/a tw @bondbryan
e z.master@bondbryan.co.uk

iMET

Alconbury Weald

Innovation | Manufacturing | Engineering | Technology



HRC

GA Ground Floor

bba project ref	scale(s)	original paper size
15-160	1:200	A3

drawing / document name :

project	originator	zone	level	type	role	number
---------	------------	------	-------	------	------	--------

ALC - BBA - Z0 - ZZ - GF - A - 02001

status : suitability description :

D5 SUITABLE FOR PLANNING

revision :	revision description :
------------	------------------------

P11 **PRELIMINARY**

This document is © Bond Bryan Architects Ltd. If in doubt ASK. Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to the Architect. This document shall be read in conjunction with associated models, specifications and related consultant's documents.



AS BUILT

Proposed Gross Internal Area Schedule	
Floor	Area
GF Ground Floor	1,427
01 First Floor	948
	2,375 m ²

P11	Suitable for Planning	AP	JB	24.03.16
P10	Suitable for Planning	AP	JB	18.03.16
P9	Suitable for Planning	AP	ZM	09.03.16
P8	Suitable for Planning	AP	ZM	26.02.16
P7	Issue for Planning	AP	ZM	19.02.16
P6	Issue for Planning	AP	ZM	15.02.16
P5	Issue for information	AP	ZM	10.02.16
P4	Issue for information	AP	ZM	04.02.16
P3	Issue for information	AP	ZM	13.01.16
P2	Issue for information	AP	ZM	07.01.16
P1	First issue	AP	ZM	27.10.15

rev	description	drawn	checked	date
-----	-------------	-------	---------	------

Bond Bryan Architects

verralls house 95 high street westerham TN16 1RE

t +44(0)1959 567300 w www.bondbryan.com
f n/a tw @bondbryan
e z.master@bondbryan.co.uk

iMET

Alconbury Weald

Innovation | Manufacturing | Engineering | Technology

HRC

GA First Floor

bba project ref	scale(s)	original paper size
15-160	1:200	A3

drawing / document name :

project	originator	zone	level	type	role	number
---------	------------	------	-------	------	------	--------

ALC - BBA - Z0 - ZZ - 01 - A - 02001

status : suitability description :

D5 **SUITABLE FOR PLANNING**

revision : revision description :

P11 **PRELIMINARY**

This document is © Bond Bryan Architects Ltd, If in doubt ASK, Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to the Architect. This document shall be read in conjunction with associated models, specifications and related consultant's documents.

