

TO LET / FOR SALE - OFFICE

WELBECK HOUSE

Ermine Business Park, Spitfire Close, Huntingdon, PE29 6XY



Key Highlights

- 1,596 to 5,007 sq ft
- EPC Rating: B
- Close to Spittals roundabout at the junction of the A14
- Available on floor by floor basis
- Modern offices on prime business park location
- On site parking for 22 vehicles (ratio of 1:227 sq ft)
- Recently Refurbished

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Location

Huntingdon has an expanding population of approximately 24,000 and is 60 miles from London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The recently upgraded A14 by-passes Huntingdon and provides good access to A1, M11, M1 and M6. There is also a direct rail link to London Kings Cross. Nearby is Alconbury Weald which will provide 5,000 new homes, leisure facilities and employment.

The property is located within Ermine Business Park which located on the northern side of Huntingdon, approximately 1 mile from Huntingdon town centre.

Description

A modern semi-detached 3 storey office building of brick construction under a pitched tiled roof. The offices are mainly open plan with shared WC facilities accessed via a main stairwell lobby.

The offices have air-conditioning, LED Lights, skirting trunking throughout, suspended ceilings, carpeting and on site car parking for up to 22 vehicles.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Floor	1,815	168.62	Available
2nd - Floor	1,596	148.27	Available
Ground	1,596	148.27	Available
Total	5,007	465.16	

Service Charge

A service charge is levied for the maintenance of the communal areas.

Terms

The premises are available to let on a new lease on terms to be agreed either for the whole building or on a floor by floor basis. Guide rent of £40,000 pa. Alternatively, a sale of the building will be considered, seeking offers in excess of £400,000.

Viewings

Strictly by appointment with the agents.

Business Rates

Business Rates upon enquiry.

Contact

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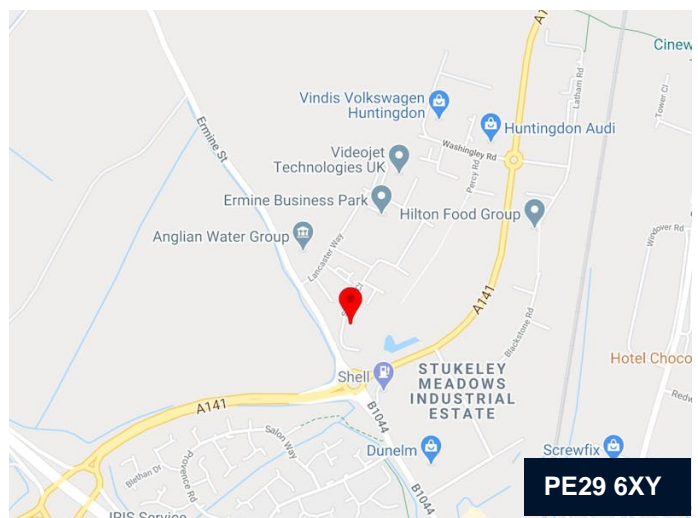
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