

# AIDL HOUSE

Kingfisher Way, Hinchingsbrooke Business Park, Huntingdon, PE29 6FN



## Key Highlights

- 14,441 sq ft
- To be refurbished shortly - occupation available Q2/Q3 2024 (subject to planning)
- On site car parking ratio: 1:236 sq ft - 65+ spaces (more if yard is utilised)
- Two storey building with storage/workshop on the ground floor and offices at first floor
- Yard/loading to the rear
- EPC Rating: C

## Description

Two storey detached building with parking within an established business park. The ground floor was formerly used as R&D space but is considered suitable for workshop / industrial uses. There are two loading doors for deliveries into the ground floor. The first floor is fitted as offices with air-conditioning, suspended ceilings and raised floors.

Externally there is car parking to the front and a yard to the rear.

## Location

The expanding town of Huntingdon has an approximate population of 20,000 and is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London. The A14 by-passes the town and provides excellent links to M11, A1, M1 & M6. There is a main line railway station in Huntingdon with a regular service to Kings Cross.

Hinchingbrooke Business Park was developed in the 1990's and is situated adjacent to J23 of A14. Nearby occupiers include Anglian Water, NHS, Marriott Hotel and Busy Bees Day Nursery.

## Accommodation

Name	Building Type	sq ft	sq m
Ground - Floor	Industrial	9,375	870.97
1st - Floor	Office	2,405	223.43
Mezzanine	Industrial	2,661	247.21
<b>Total</b>		<b>14,441</b>	<b>1,341.61</b>

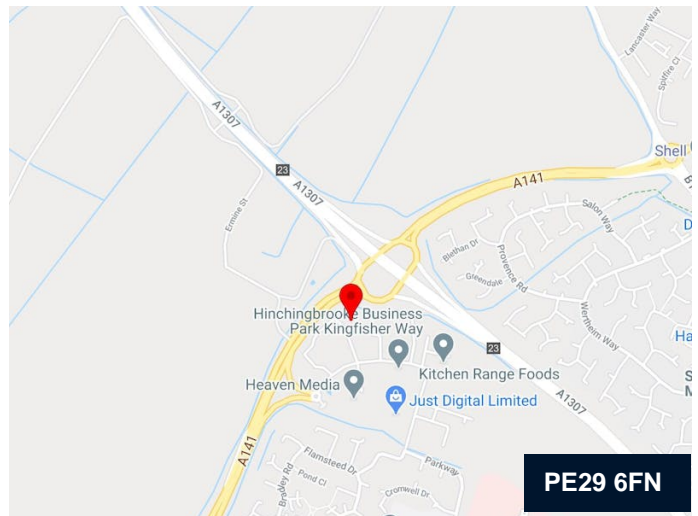
## Terms

The property is available to let on terms to be agreed. Guide rent upon application.

## Business Rates

Rates payable: £74,752 per annum

(based upon Rateable Value: £146,000)



## Contact

**Edward Gee BSc (Hons) MRICS**

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

**William Rose BSc MRICS**

+44 (0) 1733 201 391

+44 (0) 7870 999 566

wrose@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 by AgentsInsight / Generated on 29/07/2024

**savills**



