

TO LET - OFFICE

# THE FORUM

Ermine Business Park, Lancaster Way, Huntingdon, PE29 6XU



## Key Highlights

- 2,421 to 5,004 sq ft
- The ground floor is occupied entirely by Dovista UK
- Parking available at a ratio of 1:257 sq ft plus use of 4 visitor spaces
- EPC Rating: B
- The offices have recently been refurbished
- Nearby occupiers include Anglian Water, Mick George and Mimeo
- The offices are currently open plan but can be split to provide suites as detailed

SAVILLS Peterborough  
Stuart House  
Peterborough PE1 1QF  
**01733 344 414**  
[savills.co.uk](http://savills.co.uk)



## 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.

The property is located on Ermine Business Park which is easily accessible from J23 of the A14 via the A141.

## Description

The Forum is a two storey office building, the first floor of which has been recently refurbished and is immediately available to let. The offices are currently open plan but can be split to provide separate suites as per the following breakdown. The ground was let last year in its entirety to Dovista UK. The entrance lobby/reception has also been recently refurbished and there are stairs/lift access to the self contained first floor.

Externally there is car parking at a ratio of 1:257 sq ft plus use of 4 visitor spaces.

## Accommodation

Name	sq ft	sq m	Availability
Suite - B	2,421	224.92	Available
Suite - C	2,583	239.97	Available
<b>Total</b>	<b>5,004</b>	<b>464.89</b>	

## Service Charge

A service charge will be payable to cover the maintenance of the common areas and car park etc. Further details are available upon request.

## Terms

The offices are available on to let on a new lease on terms to be agreed. Guide rent upon application. VAT will be payable on the rent.

## Viewings

Strictly by appointment with the sole agents.

## Business Rates

Rateable Value to be re-assessed shortly.



## Contact

**Edward Gee BSc (Hons) MRICS**

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

**James Anderson**

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

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