

TO LET - OFFICE

# REDSHANK HOUSE

Hinchingbrooke Business Park, Huntingdon, PE29 6FN



## Key Highlights

- 1,000 to 3,900 sq ft
- 20 car parking spaces
- Shower facilities
- Easy access to the A1(M) and A14
- Ground floor self contained offices
- Air conditioning
- Located on the popular Hinchingbrooke Business Park
- EPC Rating: B

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## Description

Redshank House is a two storey detached office building providing mainly open plan office space with some fitted meeting rooms. The available office is on the ground floor which comprises 3,900 sq ft but it can be split to provide suites from approx 1,000 sq ft and above. There are WC facilities on each floor, a shower on the ground floor and kitchen space.

Externally there is a small amenity space plus 20 car parking spaces.

## Location

Hinchingbrooke Business Park is on the outskirts of Huntingdon, approx 20 miles from Cambridge. The Business Park has good access to the A14, M11, M6 as well as the A1(M) and M1. Elsewhere on the Park is a Marriott Hotel and a day nursery.

Huntingdon has a mainline railway station with a regular service to London Kings Cross.

Nearby is Alconbury Weald which will provide 5,000 new homes, leisure facilities and employment.

## Specification

The property has a designated reception area, LED lighting, suspended ceilings, raised floors, air conditioning, lift, shower and kitchen facilities.

## Viewings

Strictly by appointment with the sole agents.

## Terms

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

## Business Rates

Rates payable: £26,946 per annum  
(based upon Rateable Value: £54,000)



## Contact

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