

TO LET - OFFICE

UNIT B

Sovereign Court, Ermine Business Park, Huntingdon, PE29 6XU



Key Highlights

- 2,196 to 4,483 sq ft
- Located on Ermine Business Park
- EPC Rating: TBC
- 20 car parking spaces
- Detached two storey office building
- Close to A14 and A1(M) and approx 1 mile to Huntingdon town centre
- Available on a floor by floor basis or as a whole
- Air conditioning (ground floor)

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Location

The expanding town of Huntingdon has an approximate population of 25,000 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(M) M1 and M6. Huntingdon has a main line railway station with a regular service to Kings Cross. Ermine Business Park is well established as one of Cambridgeshire's main business locations less than one mile from the A14 / A1.

Description

The property is a detached two storey brick built office building located on Ermine Business Park. The accommodation comprises a combination of open plan and partitioned offices with suspended ceilings, recessed lighting, radiator central heating and air conditioning to some rooms. There are WC facilities on each floor. Externally there is parking to the front and side of the building - approximately 20 spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,287	212.47	Available
1st - Floor	2,196	204.02	Available
Total	4,483	416.49	

Terms

The property is available to let on terms to be agreed. Guide rent of £40,000 per annum plus VAT.

Viewings

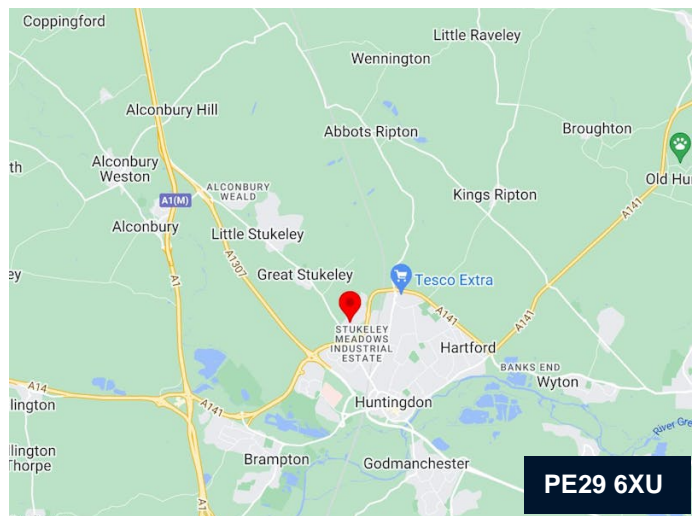
Strictly by appointment with the sole agents.

Service Charge

A service charge will be payable to cover maintenance of common areas of the estate. Details available upon request.

Business Rates

Rates payable: £29,484 per annum
(based upon Rateable Value: £54,000)



Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@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 04/07/2024







