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OFFICES - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**Incubator 1, Alconbury Enterprise Campus,  
Alconbury Weald, Huntingdon, PE28 4XA**

**Rent: £30 per sq ft inclusive rent**

**Size: 615 – 1,861 sq ft  
(57 - 173 sq m)**

- High specification office suites
- Comfort cooling & break out space
- Close to The Club which provides meeting rooms, event space, café and gym
- Car parking and covered cycle storage

## LOCATION

Alconbury Weald is extremely well connected by road and public transport. Road access is excellent being on the interchange of the A1M and A14. Travel times to Cambridge are just 30 minutes with the A14 upgrade. There is a regular bus service connecting Alconbury Weald with Cambridge, Huntingdon and St Ives. Huntingdon rail station is a short bus ride or cycle, and has fast, regular train services to London, St Neots and Peterborough.

The Glade, Alconbury Weald's first local centre, provides a Co-op, nursery and office space is under construction - practical completion is due in July 2023. A day nursery is planned and will be located adjacent to The Glade.

Commercial occupiers at Alconbury Weald include the Cambridgeshire County Council HQ, IKO, MMUK and Encocam Limited. 1.5 million sq ft of employment space has been completed and more than 2,500 people employed.

Over 3,000 residents already live in the 800 new homes constructed at Alconbury to date with a further 900 homes currently under construction.

## DESCRIPTION

Incubator 1 is the flagship office building located at the heart of Alconbury Weald and includes comfort cooling and heating system with opening windows, large glazed frontages, break out spaces with tea & coffee making facilities, WC's and showers, and recycling facility points. Externally, Incubator 1 has parking, covered cycle storage and is a short walk to The Club which provides meeting rooms, event space, cafe and gym.

## ACCOMMODATION

All measurements are approximate net internal areas:

Unit 4	631 sq ft (59 sq m)	Available now
Unit 5	615 sq ft (57 sq m)	Available now
Unit 6	615 sq ft (57 sq m)	Available Oct 2024

## RENT

Rents are inclusive of services and utilities, but exclusive of business rates.

Unit 4	£18,930 per annum
Unit 5	£18,450 per annum
Unit 6	£18,450 per annum

We understand that VAT will be charged on the rent.

## LEASE TERMS

The suites will be available on a 3 year lease with landlord and tenant breaks offering 12 month certainty.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

The property has an EPC rating of A-13.

## VIEWING

Strictly by appointment with the joint sole agents:-

Eddisons:

Ben Green

[ben.green@eddisons.com](mailto:ben.green@eddisons.com)

01223 467155 / 07825 309599

Stephen Power

[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)

01480 415728 / 07866 165016

Ref: 7U105 240208



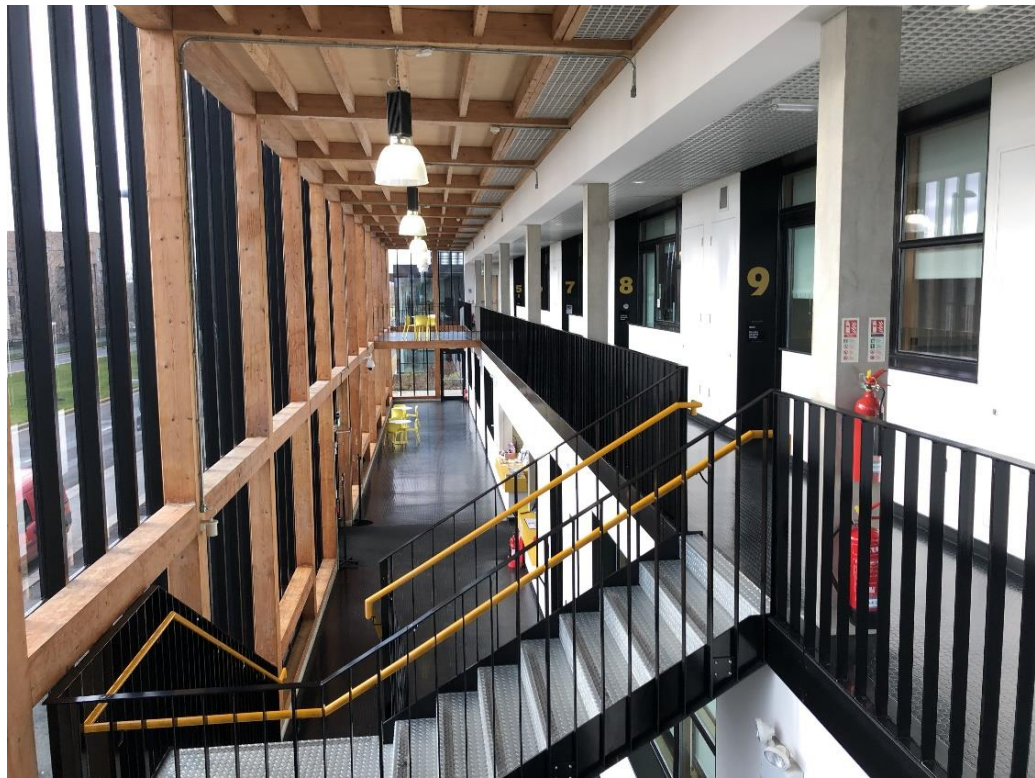
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### Important Information

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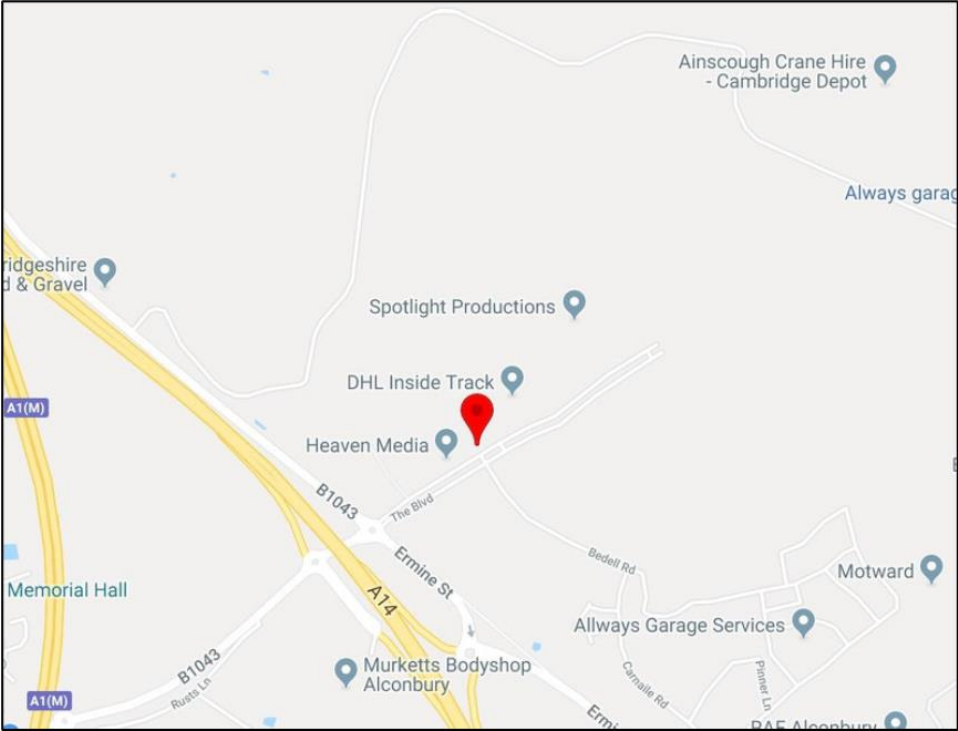
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