

01480 451578

eddisons.com

Serviced offices - TO LET

Eddisons

Incorporating Barker Storey Matthews



**GIBSON HOUSE, ERMINE BUSINESS PARK, LANCASTER WAY, HUNTINGDON,
CAMBRIDGESHIRE PE29 6XU**

Rent: On Application

**Sizes from: 4.27 -464.5 sq m
(46 - 5,000 sq ft)**

- Located on Established Business Park
- Easy Access to A1/A14 and Huntingdon Town Centre
- On-Site car parking
- Networking Opportunities

LOCATION

The expanding town of Huntingdon lies 60 miles to the north of London, sixteen miles northwest of Cambridge and nineteen miles to the south of Peterborough.

The A14 trunk road bypasses the town to the south has been recently upgraded between Huntingdon and Cambridge which will considerably improve access around the region. The A14 links the M11, and the A1 which is located just to the west of the town.

The property is located on the right hand side of the entrance of Ermine Business Park, which is a well-established Business Park located on the North West side of the Huntingdon.

DESCRIPTION

The property comprises a newly refurbished two-storey serviced office space just north of the busy market town of Huntingdon located in a prominent position at Ermine Business Park just under half a mile from Junction 23 (Spittals) of the A14.

The premises provides a range of office space from co-working desks, individual desks and up to 8 people offices and meeting rooms. There are 53 car parking spaces available on site.

The premises also benefits from co-working areas and a communal business lounge on the ground floor.

SERVICES AND RATES

The prices quoted include the following; Utilities Business Rates, Service Charge- cleaning and maintenance.

ACCOMMODATION

See attached accommodation schedule.

There is also the potential to create larger office spaces if required upon request.

LEASE TERMS

The offices are available on flexible lease terms with the quoting rents based on a 12 month contract and are exclusive of VAT.

EPC

The whole property has an EPC of C (57). A copy of the EPC is available upon request.

VIRTUAL TOUR

<https://my.matterport.com/show/?m=tpGHyHxB9DE>

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

incorporating Barker Storey Matthews

150 High Street

Huntingdon

Cambs

PE29 3YH

Contact: Matthew Hunt

matthew.hunt@eddisons.com

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220505rv

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Regus

Gibson House, Huntingdon

Accommodation Schedule

Product	Sizes (sq m)	Sizes sq ft	Rent per calendar month
Co-work Desk (reserved)	29.6	318	£139.00
Private Office 1 w/s 2 w/s 3 w/s 4 w/s 6 w/s 8 w/s Meeting Room 1—10 people Meeting Room 2—4 people	4.3 to 4.7 6 to 7.8 9 to 10.6 12.7 to 13.7 16.9 to 17.4 20.4 to 23.4 22.2 11.3	46 to 50 64 to 83 96 to 114 136 to 147 181 to 187 219 to 251 238 121	£245.00 £369.00 £509.00 £729.00 £1,369.00 £1,829.00
Virtual Offices Address only (mailbox) Address / Telephone answering (Virtual Office) Address / Telephone answering & 5 days of use of private office/month (Virtual Office Plus)			£93.00 £188.00 £254.00
Memberships			£75.00
All prices are based on the 24 month contract and are exclusive of VAT.			

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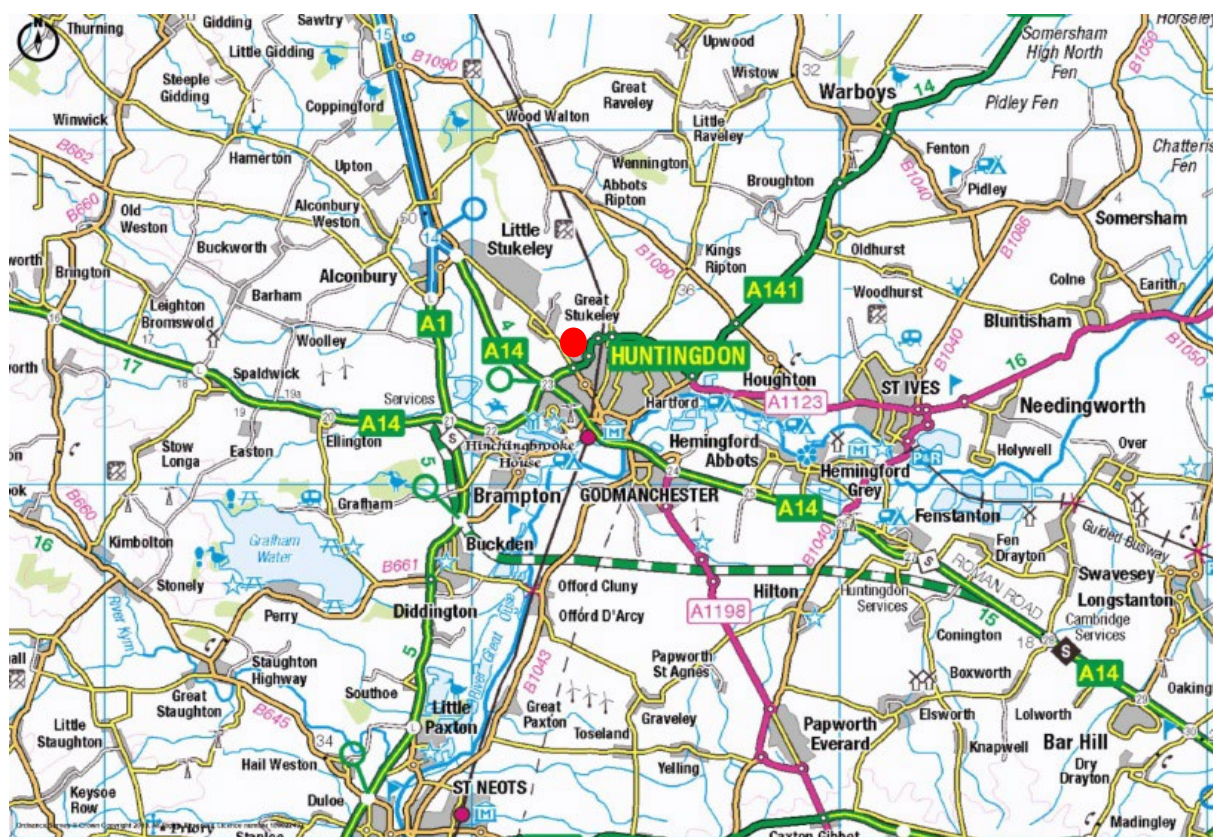
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