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Modern Office – For Sale / To Let

Eddisons

Incorporating Barker Storey Matthews



**1 RAMSAY COURT, HINCHINGBROOKE BUSINESS PARK, HUNTINGDON,
CAMBRIDGESHIRE, PE29 6FY**

Rent: £15,150 per annum

Price: Upon Application

- Solar Panels installed
- Good access to A1/A14
- Marriott Hotel and Day Nursery on site
- Allocated Parking with additional visitor parking

Suite To Let: 93.83 sq m (1,009 sq ft)

Whole building 209.03 sq m (2,250 sq ft)

LOCATION

The expanding town of Huntingdon has a current population of around 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 2 miles to the west. There is a main line railway station in Huntingdon with a frequent service to Kings Cross. The town has recently seen the improvement of the A14 resulting in smoother traffic flow.



DESCRIPTION

The property comprises a semi-detached office building within Ramsay Court, a development of 14 office buildings on Hinchingsbrooke Business Park.

It has the following features: -

- 10 private car parking spaces for the building (split pro-rata per floor)
- Additional visitor parking bays
- Comfort cooling throughout
- Perimeter trunking
- Demountable partitioning
- WC facilities
- Kitchen
- Feature reception area
- Disabled lift access to both floors
- Electric car charge point
- Solar panels installed
- Fob access control
- LED Lighting

There is a Marriott Hotel and children's day nursery at the entrance to the Hinchingsbrooke Business Park.

The landlord has agreed to install new carpets as part of a new letting, providing the lease terms are acceptable.

The ground floor suite of approximately 93.83 sq m (1,009 sq ft) is available to lease. Meanwhile, the owners would consider a sale of the building as a whole with the new owners to benefit from the leases that are in place already.

In addition the tenants are to benefit from reduced energy costs as a result of the solar panels. The owners currently benefit from two feed-in-tariffs which are in place until 2035 and 2036 respectively. They are estimated to return approximately £2,500 pa although this may vary.

SERVICE CHARGE

There is a service charge for the general maintenance and upkeep of the estate. The agents are able to provide further details upon request.

SERVICES

Mains electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the rateable value for the property has been split into four parts. The rateable values for these parts are as follows: -

Office 1 £13,750

For the year commencing 1 April 2024 rates will normally be charged at 49.9p in the pound. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

£15.150 per annum exclusive. Please note that VAT is charged on the rental.

The space offered for rent is the ground floor measuring approximately 93.83 sq m (1,009 sq ft)

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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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PRICE

The building is also for sale upon application. Interested parties are advised that the first floor of the building is currently leased leaving the ground floor available with vacant possession. It may be possible to reclaim the leased areas in the future subject to the lease details.

Current income is £1,300 PCM (£15,600 per annum exclusive) with an ERV in the region of £33,750 per annum when fully let.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C (65).

PLANNING

The property is believed to fall within use class E. It may be suitable for a variety of other uses (STP). Interested parties are advised to seek their own comfort in respect of their proposed use.

VIEWING

Strictly by appointment with the sole agents: -

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incorporating **Barker Storey Matthews**
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Matthew Hunt
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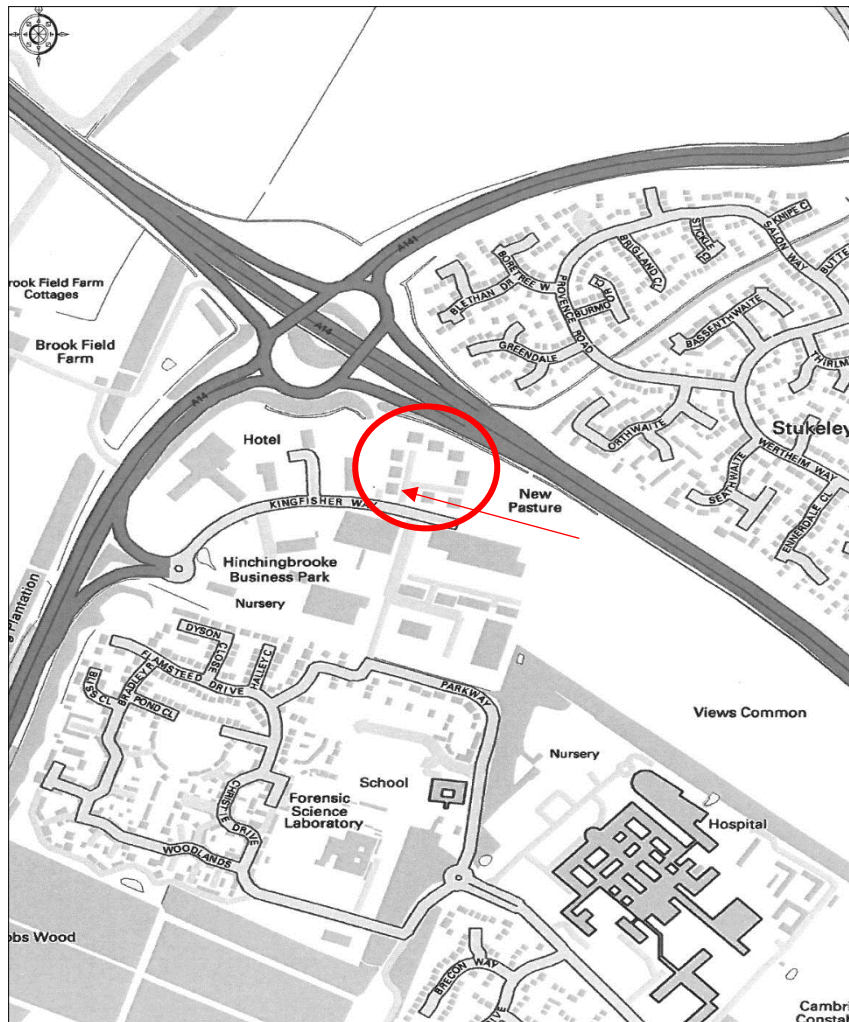
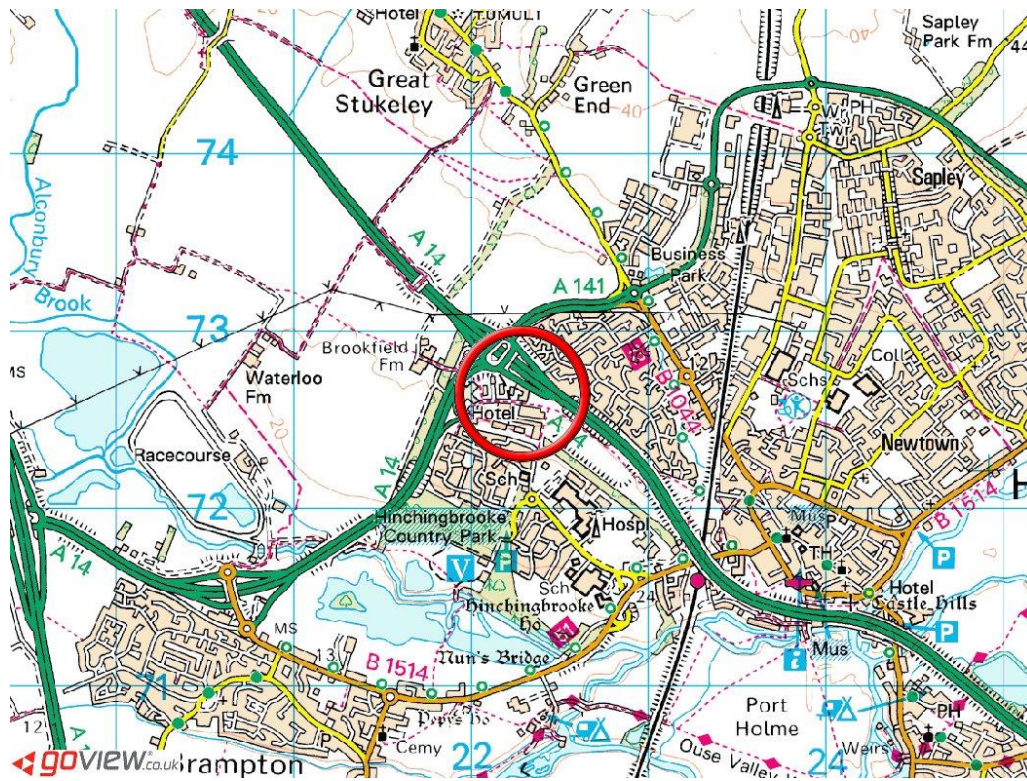
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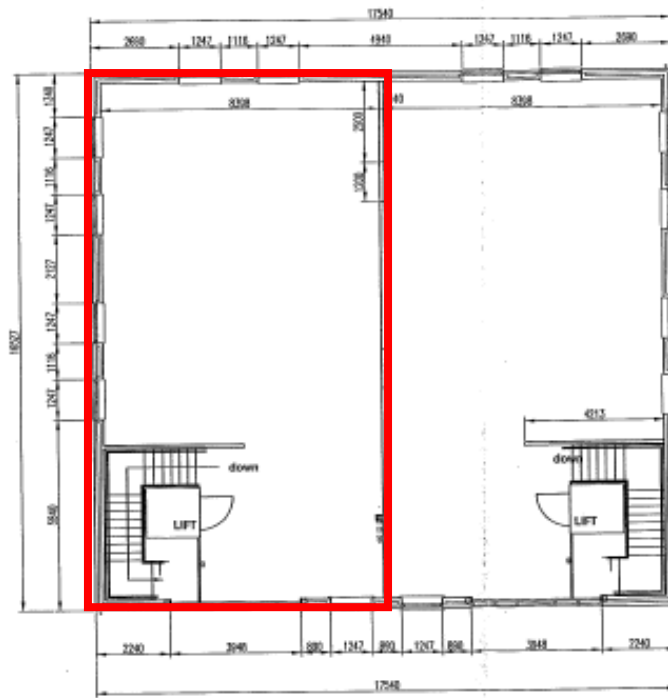
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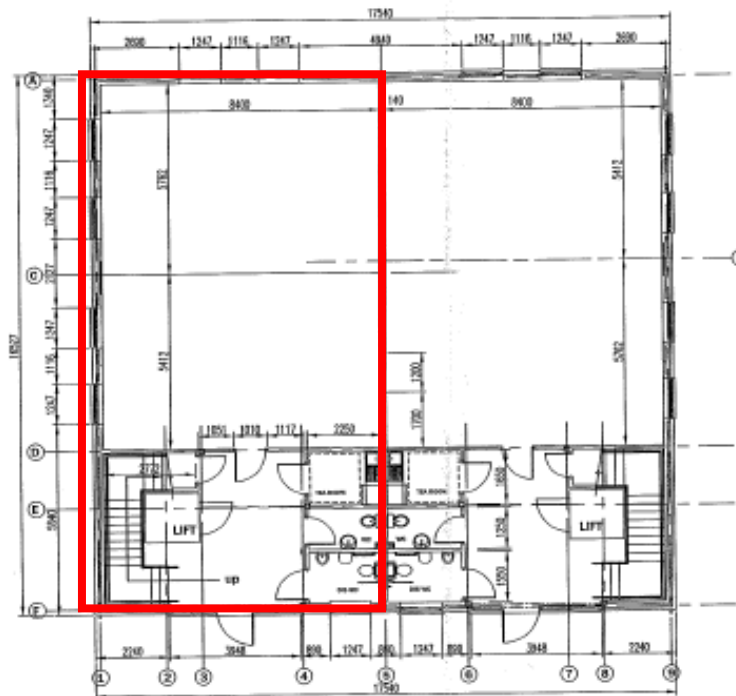
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

(A)

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