

01480 451578

eddisons.com

OFFICE - TO LET/FOR SALE

Eddisons

Incorporating **Barker Storey Matthews**



**THE MEADOWS, ELEVATIONS BUSINESS PARK,
HUNTINGDON, CAMBRIDGESHIRE PE29 3BP**

Rent/Price: on application

Size: 8,611 – 34,444 sq ft

(800 – 3,200 sq m)

- Brand New Contemporary offices
- Huntingdon Town Centre
- Next to Huntingdon mainline railway station
- Good access to A1 & A14

LOCATION

The expanding town of Huntingdon has a current population of 20,000 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 3 miles to the west of the town centre. There is a main line railway station in Huntingdon with a frequent service to Kings Cross. Travel times have been significantly improved with the improvement of the A14 between Huntingdon and Cambridge which was completed in early 2020.

Elevations Business Park is located a short walk from Huntingdon town centre, alongside the town's railway station and new bus depot. As such it is extremely well connected to access to both the A1 and A14, and also the main railway network.

DESCRIPTION

Elevations Business Park is a new office and commercial development offering in total over 70,000 sq ft of office space over three unique buildings.

Encompassing architecturally outstanding buildings, Elevations Business Park offers a unique interface between a picturesque meadow environment and town centre amenities, underpinned by an exceptional location for both road and rail travel.

At the centre of the Elevations Business Park is the proposed Beacon Water Tower office conversion, with two further brand new office buildings also being developed on the site, the first of which is to be The Meadows.

The Meadows is an exciting new development providing a high quality modern four storey office building with far reaching views of the adjacent Views Common to the north west, and alongside the east coast mainline. The building will comprise open plan office accommodation with predominantly glazed frontages with approximately 800 sq m (8,611 sq ft) on each floor equating to a total net internal area of 3,200 sq m (34,444 sq ft).

ACCOMMODATION

Ground Floor	- 800 sq m	(8,611 sq ft)
First Floor	- 800 sq m	(8,611 sq ft)
Second Floor	- 800 sq m	(8,611 sq ft)
Third Floor	- 800 sq m	(8,611 sq ft)
Total Floor Area	- 3,200 sq m	(34,444 sq ft)

*All areas are approximate

PRICE/RENT

Upon application

VAT

We understand that VAT will be charged on the rent and sale price.

LEASE TERMS

The property is available either on a leasehold basis as a whole or on a floor by floor basis or for sale on a freehold basis.

RATES

A rating assessment will be made on completion of the development.

LEGAL COSTS

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

SERVICE CHARGE

There will be a service charge levied for the upkeep and maintenance of the communal areas of the estate.

EPC

An EPC is anticipated to be of Band C or better.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Stephen Power
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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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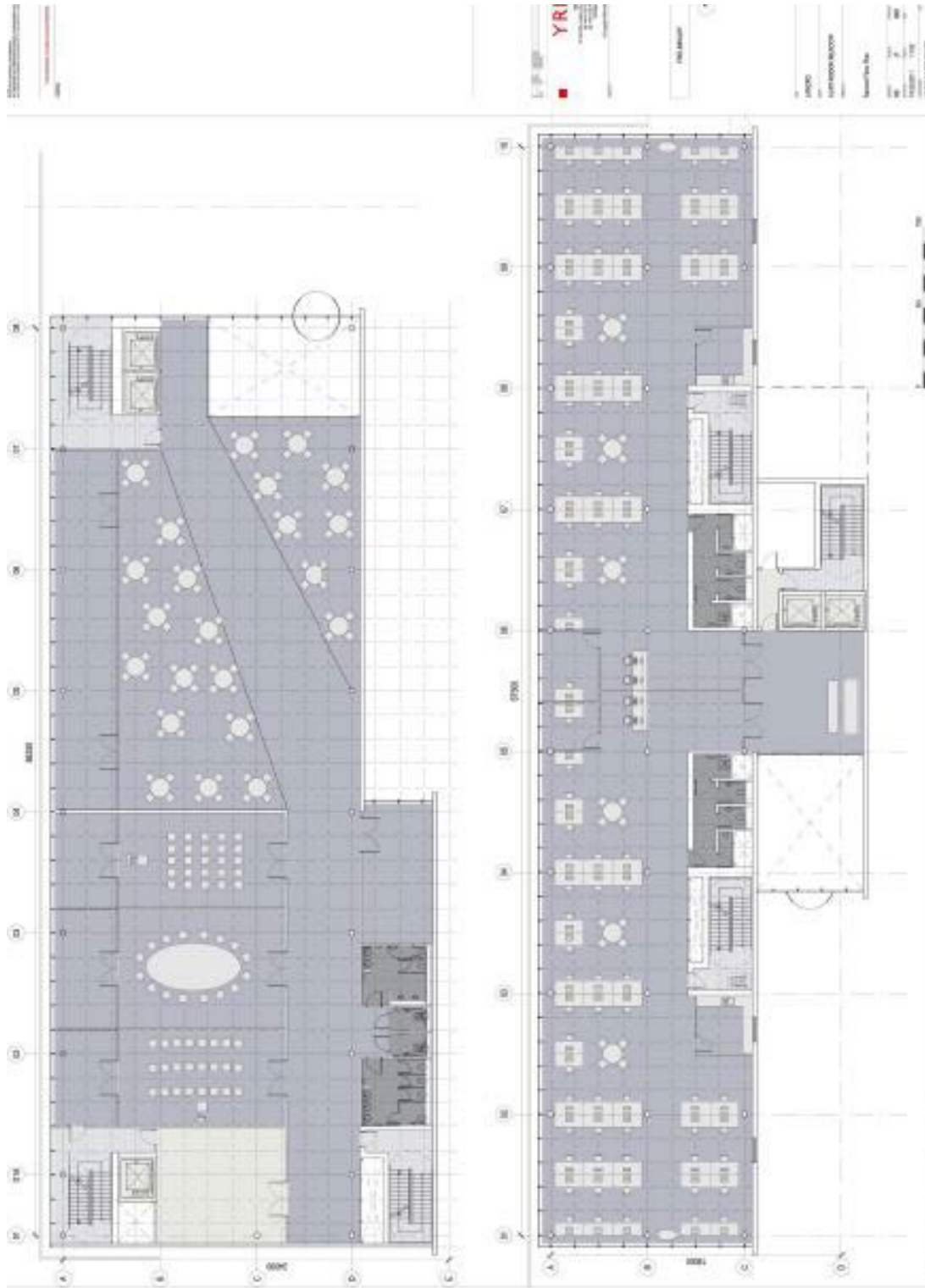
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