

01480 451578

eddisons.com

Office - TO LET

Eddisons

Incorporating Barker Storey Matthews



OFFICES AT 70 HIGH STREET, HUNTINGDON, CAMBS PE29 3DL

Rent: £10,950 per annum

Size: 43.63 sq m (470 sq ft)

- Parking available
- Meeting room included
- Historical listed building
- Prominent position

LOCATION

Huntingdon is a rapidly expanding town situated approximately 16 miles north-west of Cambridge. The town has a population of just under 24,000 in the 2011 census but is set to grow well beyond this with various new developments, the largest of which being the construction of 5,000 plus homes at Alconbury Weald on the north side of the town.

The town is also set for further growth with the improvement of the A14 and creation of new link roads. Huntingdon has a thriving town centre including Sainsburys, Boots, W H Smith, Argos, Burtens, Wilco, Lidl and Aldi. A substantial new development has brought Marks & Spencer, Next, and TK Maxx to the town.

The property occupies a prominent position within the northern section of Huntingdon High Street and is accessible via the town's inner ring road.



DESCRIPTION

Recently refurbished town centre offices available in an attractive and individual period setting. Secure gated car parking may be available with the property as well as shared kitchen and toilet facilities. The property provides a prominent corner location with good access from Huntingdon ring road and High Street.

The property offers period features such as high ceilings and large windows allowing for good natural lighting to many of the rooms. There is a meeting room available within the building for use by the tenants on a rota based system.

LISTED STATUS

The property is understood to be Grade II listed.
Listed in 1951
Heritage ID: 1330681



ACCOMMODATION

Ground floor front LET	18.5 sq m (199 sq ft)	£4,600 pax
First floor rear	43.63 sq m (470 sq ft)	£10,950 pax
First floor front LET	15.5 sq m (166 sq ft)	£3,860 pax

BUSINESS RATES

Subject to confirmation, the size of the units offered is likely to mean that they are under the rates payment threshold and therefore likely no charge. The landlords will provide further information on an individual basis at inspection.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation of the new lease documentation.

SERVICE CHARGE

The landlords will administer a service charge which will cover the upkeep of common and exterior areas, and insurance. Utility costs are likely to be apportioned upon a floor area basis in conjunction with the landlord.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating **Barker Storey Matthews**
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Matthew Hunt
matthew.hunt@eddisons.com
(01480) 451578

811.141854 240201

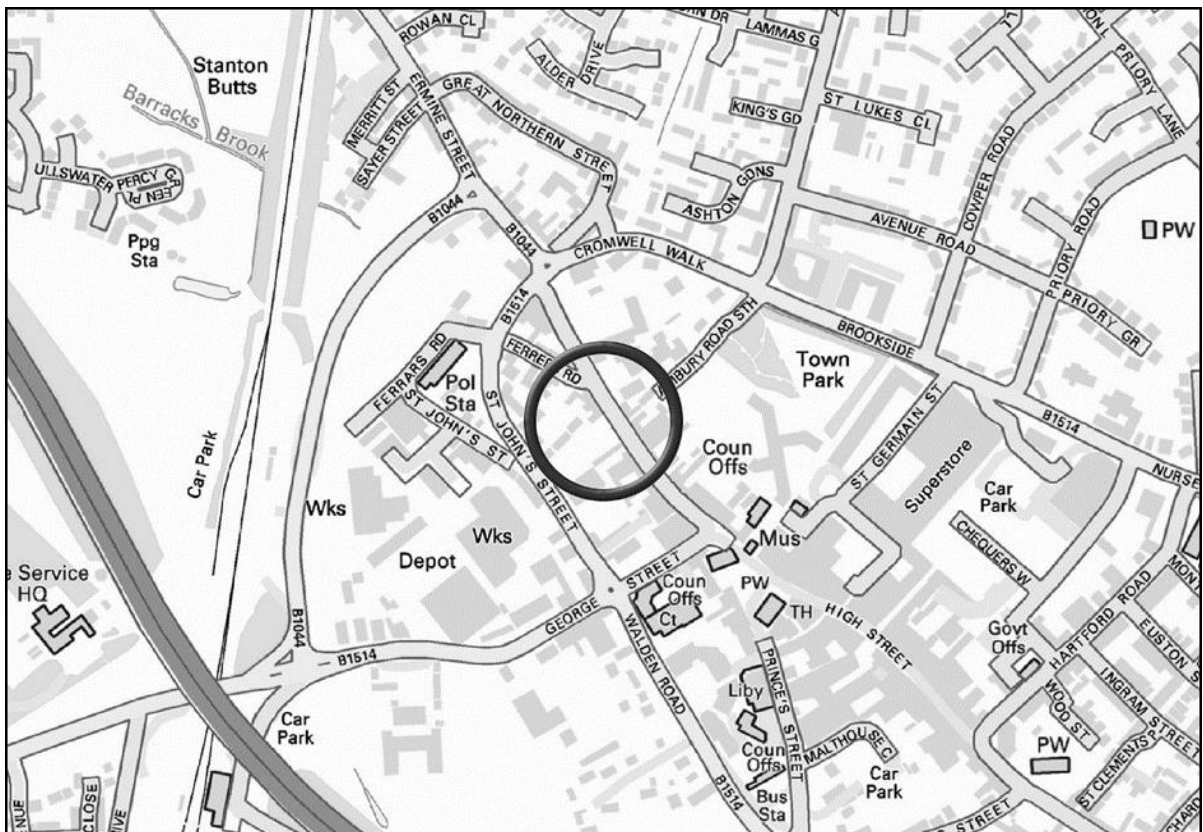
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T: 01480 451578

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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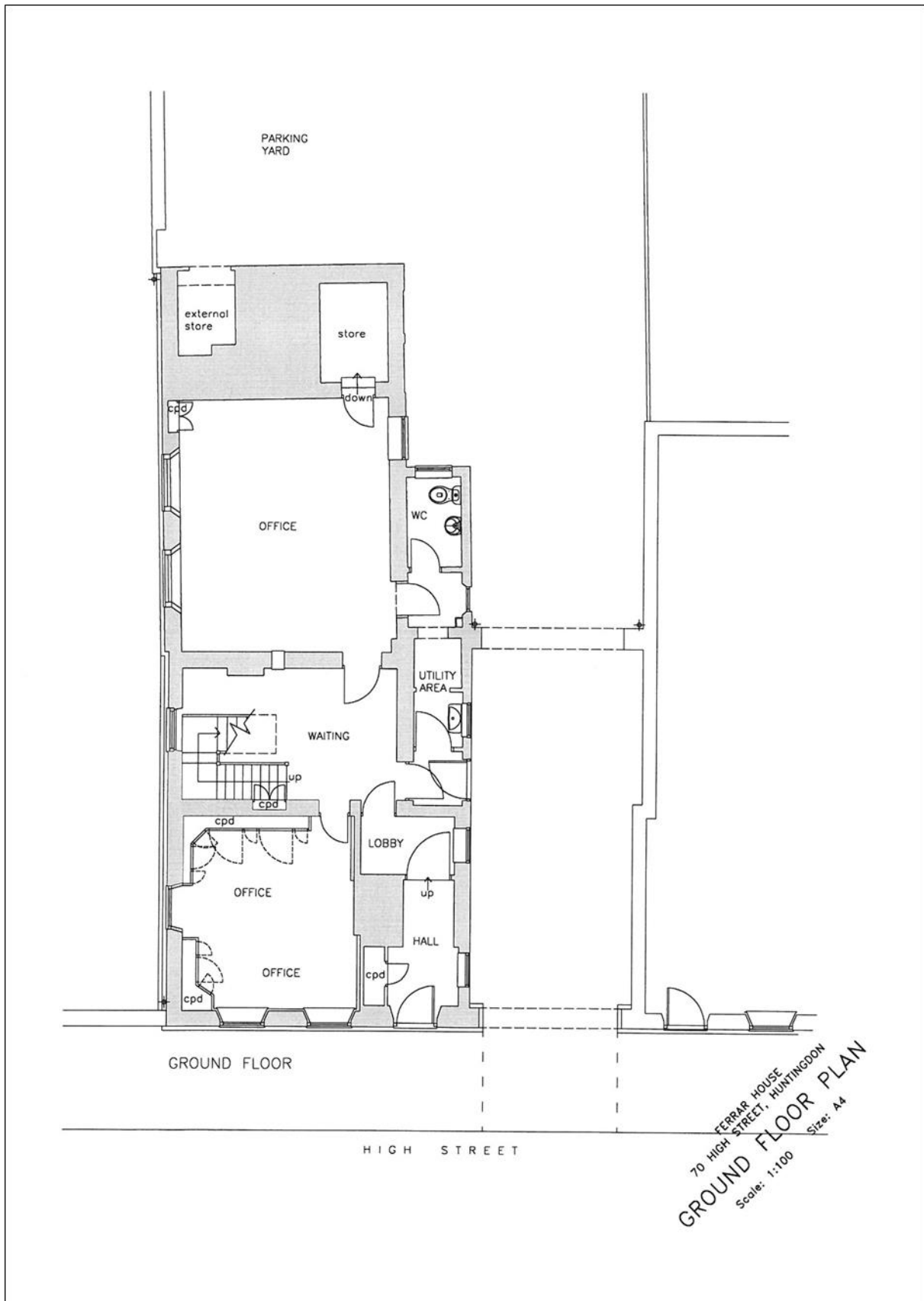
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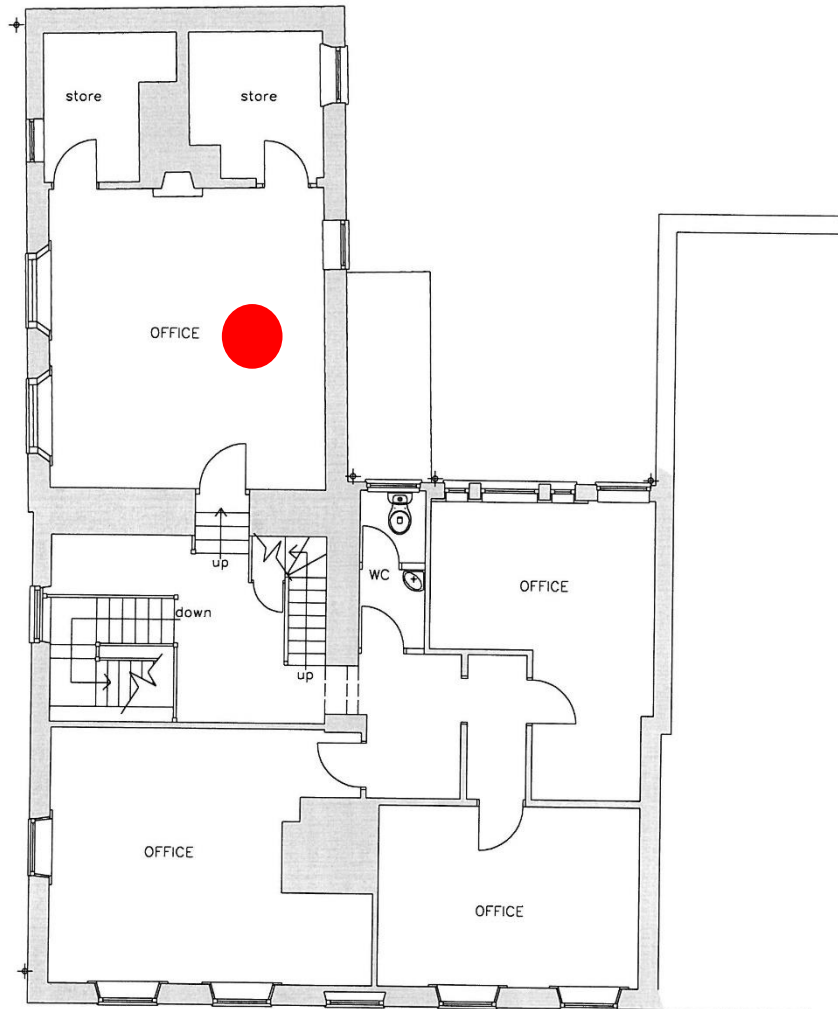
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FIRST FLOOR

70 FERRAR HOUSE
 HIGH STREET, HUNTINGDON
FIRST FLOOR PLAN
 Scale: 1:100
 Size: A4

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