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High Quality Offices - TO LET (MAY SELL)

**Eddisons**



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

**Rent: £75,000 per annum**

**Size: 5,188 sq ft (481.97 sq m)**

- Modern open plan offices
- Recently refurbished
- Extensive on-site car parking
- Convenient for A1(M) and A14

## LOCATION

Huntingdon is located approximately 60 miles north of London and 16 miles north-west of Cambridge. Road communications are excellent via the nearby A14 and A1 which lead to the M11, M1 and M6. There is a regular rail service to London (Kings Cross/St Pancras) which can be reached in approximately 1 hour.

Ramsay Court is a modern office park development within the popular Hinchingsbrooke Business Park and is located to the north-west of Huntingdon town centre, approximately 1 mile east of the Brampton Hut junction of the A14 and the A1(M). The park is home to numerous national and local occupiers including NRS Healthcare, Select UK, Kitchen Range Foods, Mindray, Just Digital and Anglian Water. There is a 4 star Marriott Hotel at the entrance to the park and an on-site children's nursery (Busy Bees Day Nursery).



## DESCRIPTION

The building is of brickwork construction under a tiled roof, with an open entrance lobby with doors leading to ground floor accommodation with both a lift and staircase leading to the first floor accommodation. There are separate male and female wc's located on each floor, and a large kitchen/staff room on the first floor. The office accommodation is predominantly open plan with extensive external windows and provides flexible accommodation.

Externally, the property benefits from extensive car parking with two electric vehicle charging points in a pleasant estate environment with block paved parking and landscaped grounds.

## SERVICES

Mains electricity and water are understood to be available to the premises. Interested parties are 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.

## ACCOMMODATION

Ground floor	231.68 sq m	(2,493 sq ft)
First floor	250.31 sq m	(2,694 sq ft)
<b>Total NIA</b>	<b>481.99 sq m</b>	<b>(5,188 sq ft)</b>

All measurements above are approximate. IPMS areas are available on request.



## RENT

£75,000 per annum.

## PRICE

Consideration may be given to the sale of the freehold of the property.

## LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

For more information, visit [eddisons.com](http://eddisons.com)  
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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## VAT

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

## TIMING

The property is available immediately.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £69,000.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more. 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.

## TENURE

Leasehold.

## LEGAL COSTS

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

## EPC

The property has an EPC of B (40). A copy of the EPC is available on our website.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cams  
PE29 3YH  
Contact: Stephen Power  
[stephen.power@eddisons.com](mailto:stephen.power@eddisons.com)  
(01480) 451578

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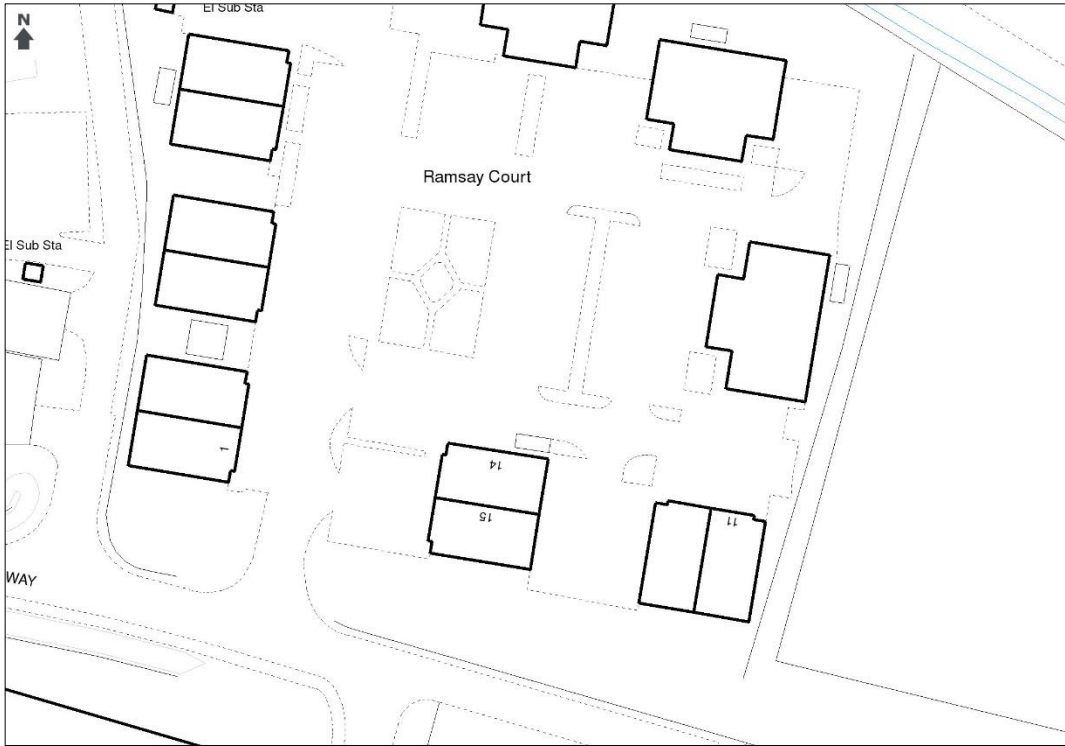


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