

01480 451578

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Office - TO LET (MIGHT SELL)

Eddisons

Incorporating Barker Storey Matthews



FIRST FLOOR OFFICES, BUILDING ONE, LAKEVIEW COURT, ERMINE BUSINESS CENTRE, HUNTINGDON, CAMBRIDGESHIRE, PE29 6UA

Rent: £21,815 per annum

to £47,950 per annum

Size: 144.8 sq m (1,558 sq ft)

to 329.9 sq m (3,552 sq ft)

- First floor offices
- On-site parking
- Raised floor and comfort cooling
- Available immediately
- Internal passenger lift

LOCATION

The expanding town of Huntingdon has a current population of about 26,000, and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 has recently been upgraded between Huntingdon and Cambridge reducing journey times. The A1 lies 3 miles to the west of the town and via the A14 and connects with the M11 near Cambridge and the M6 to the west. There is a main line railway station in Huntingdon with a frequent service to London (Kings Cross).

To find the premises, proceed onto the Ermine Business Park turning first right onto Spitfire Close and then right again whereupon Lakeview Court is situated along on the left-hand side. Building One is at the front of the development.

DESCRIPTION

Prominently located within a self-contained site on the Ermine Business Park. The first-floor offices are accessed by the large staircase or passenger lift. The suites are largely open plan with some partitioned offices and meeting rooms. Size options available from 144.7 sq m (1,558 sq ft). Raised floors with comfort cooling. Allocated parking within the large car park immediately adjacent to the building.



SERVICES

Mains electricity gas and water are understood 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 to the VOA website that the property has the following rateable values effective from 1 April 2023.

First Floor Suite 1	£26,750
First Floor Suite 2	£20,750

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, and 49.9p if the RV is below £51,000.

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

£47,950 per annum exclusive for the whole first floor – 329.9 sq m (3,552 sq ft)

Smaller suites available from £21,815 per annum exclusive for 144.8 sq m (1,558 sq ft)

Rent is subject to VAT, and payable quarterly in advance by Banker's Standing Order.

SALE

The owners will consider a sale of the whole building offering vacant possession on the first floor, and subject to the occupational lease of the ground floor which is let. Further details upon application.

The size of the whole building is approximately 660 sq m (7,100 sq ft)

LEASE TERMS

The premises are available on a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

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

For more information, visit 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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VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

150 High Street

Huntingdon

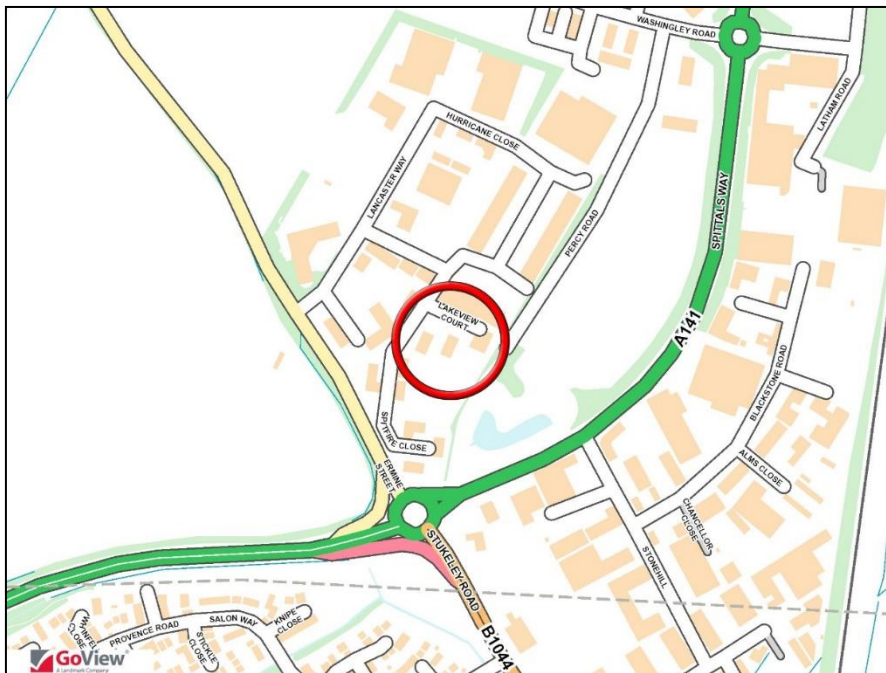
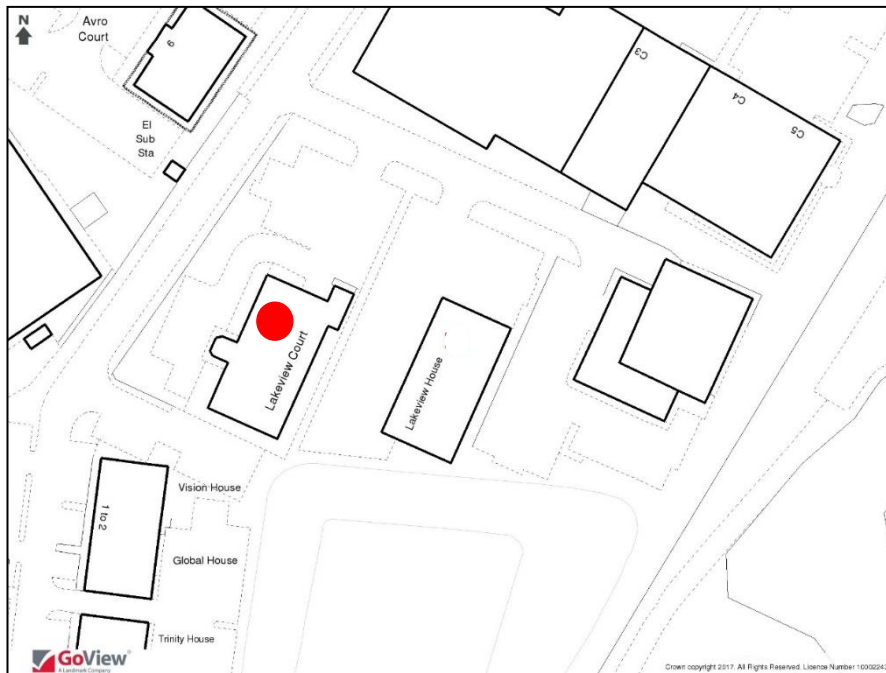
Cambs PE29 3YH

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