

01480 451578

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Industrial/Warehouse - FOR SALE

Eddisons



**BURNETT HOUSE, LAKEVIEW COURT, ERMINE BUSINESS PARK, HUNTINGDON,
CAMBS PE29 6UA**

Price: On application

Size: 11,646 sq ft (1,081.91 sq m)

- Modern detached business unit
- Floor space incorporates high office content as well as production/warehouse area
- Good sized private car park with 30 spaces
- Attractive location adjacent to established balancing reservoir and nearby lake
- A1/A14 junction nearby

LOCATION

The expanding town of Huntingdon lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road bypasses the town providing a route linking the east coast ports with the M11, A1, and M1/M6. The A14 between Huntingdon and Cambridge has recently undergone a major upgrade improving accessibility within the regional area. There is a mainline railway station in Huntingdon with a frequent service to London Kings Cross.

The premises are situated on the established Ermine Business Park to the north side of Huntingdon and adjacent to the bypass (A141) linking with the A14 nearby. To find the property proceed onto the Ermine Business Park turning first right into Spitfire Close and then right again and then left into Lakeview Court which is a small development of high quality office and business units with adjacent occupiers including Beckhoff Ltd and Timespace Technology Ltd. The premises offered are accessed over a private driveway shared with the adjacent occupiers although the building and site itself is self-contained with its own car park.



DESCRIPTION

Originally constructed in 1997, the premises comprise of a detached business unit incorporating a main warehouse/production area together with high quality two-storey offices constructed around the front and side elevation. Construction is of conventional steel portal frame with brick and block main walls under a double skin insulated roof incorporating translucent skylights to the factory area. Upper levels to the main factory are finished in profile steel sheet cladding whilst the offices are finished in brick incorporating double glazed windows beneath a pitched tiled roof. The property has a feature entrance with a two-storey glass frontage into the main reception area.

SERVICES

Mains electricity, water, gas and drainage are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground Floor Offices

- Entrance lobby
- Kitchen/canteen area
- Male and female wc's
- Main office area divided into several private offices together with open plan office area
- Internal door linking to warehouse/factory area

First Floor Offices

- Central staircase leading to landing
- Main right hand side office incorporating several private rooms
- Main left hand side office adjacent to stairs

Factory/Warehouse

- Accessed by a sectional up and over door
- Laid out as a combination of part open plan and part mezzanine storage space
- At ground floor level several private offices have been created whilst at first floor level a large open plan office/demonstration room sits next to the mezzanine storage area together with a further private office
- There are separate stairs to the rear of the factory linking with the mezzanine floor

The building offers potential to reorganise the mezzanine area to provide more office space or alternatively its removal to create a larger more open plan area.

FLOOR AREAS

Ground Floor	202.4 sq m	(2,178 sq ft)
First Floor	202.4 sq m	(2,178 sq ft)
Warehouse	368.8 sq m	(3,970 sq ft)
Total	773.6 sq m	(8,326 sq ft)
Office mezzanine	98.56 sq m	(1,060 sq ft)
Storage mezzanine	209.9 sq m	(2,260 sq ft)
Total Floor Area	1,082 sq m	(11,646 sq ft)

For more information, visit eddisons.com
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Important Information

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VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs
PE29 3YH
Contact: Richard Adam / Stephen Power
richard.adam@eddisons.com / stephen.power@eddisons.com
(01480) 451578

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231207 rv

PRICE

Upon application.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £86,000.

For the year commencing 1 April 2023 rates will normally be charged at 51.2p 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.

TENURE

Freehold.

LEGAL COSTS

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

EPC

The property has an EPC of D (88). A copy of the EPC is available from the agent.

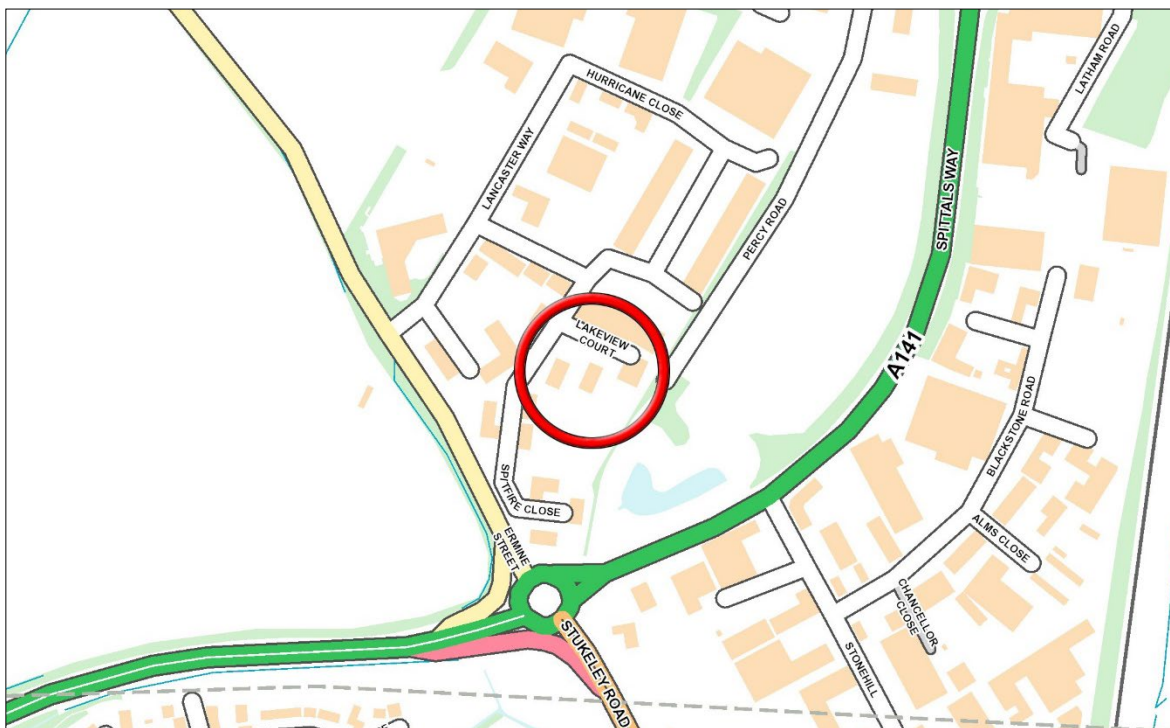
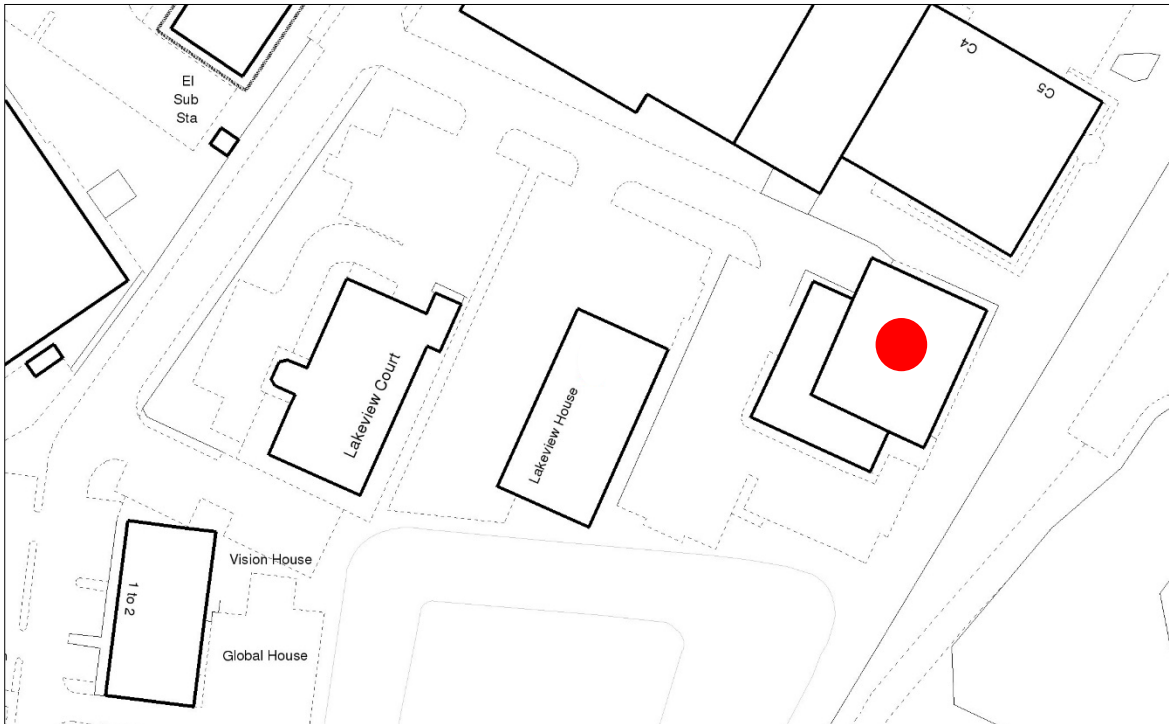


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