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Modern Office – TO LET/FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**UNIT 15 RAMSAY COURT, HINCHINGBROOKE BUSINESS PARK, HUNTINGDON,
CAMBRIDGESHIRE, PE29 6FY**

Rent: £28,125 per annum

Size: 209.03 sq m (2,250 sq ft)

Price: £335,000

- Popular and prominent location within Hinchingsbrooke Business Park
- Modern Specification with raised floors and comfort cooling
- Ten parking spaces
- Electric vehicle charge point

LOCATION

Huntingdon is strategically 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 which can be reached in approximately 1 hour.

The property is situated on the established Ramsay Court development within Hinchingsbrooke Business Park, which is situated to the north-west side of the town centre. Once within Hinchingsbrooke Business Park, proceed along the main estate road turning left into Ramsay Court just before the road bears to the right. The property is situated immediately on the right hand side and forms the right hand side of a semi-detached block.

DESCRIPTION

Modern semi-detached two-storey office building situated at the entrance to popular Ramsay Court. Floor space is essentially two open plan floor accessible off a central reception area via stairs and passenger lift. Modern specification incorporating raised floors, suspended ceilings and comfort cooling.



SERVICES

Mains electricity and water are believed 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.

ACCOMMODATION

Net Internal Area 209.03 sq m (2,250 sq ft)
IPMS 3 areas available upon request.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £31,000.

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, 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

£28,125 per annum.

PRICE

The property is offered at £335,000 for the balance of the 999 year long-leasehold.

VAT

We understand that VAT will not be charged.

PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

LEGAL COSTS

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

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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SERVICE CHARGE

A service charge is levied with respect to a contribution towards the upkeep of common areas. Further details are available from the agents.

EPC

The property has an EPC of C (69). A copy of the EPC is available on our website.

LEASE TERMS

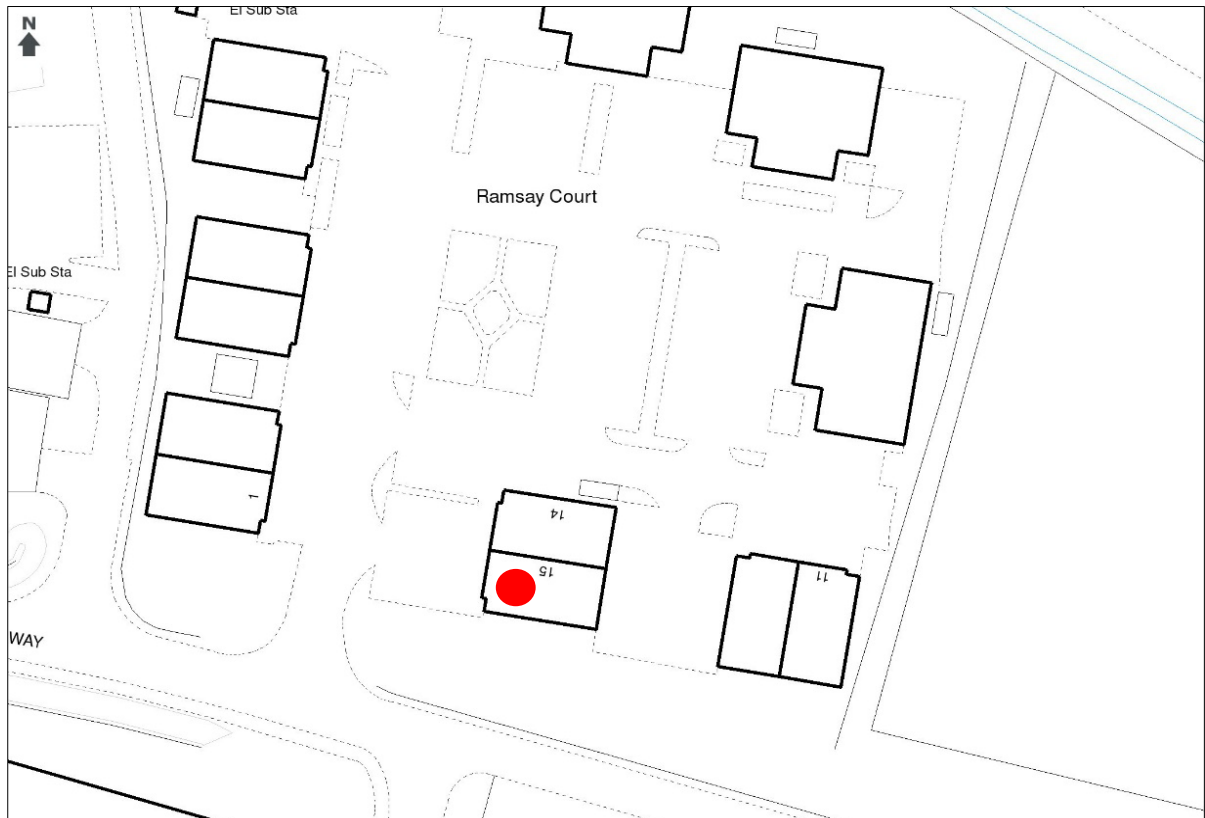
The premises is available on a new full repairing and insuring lease, term and conditions by negotiation.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cambs, PE29 3YH
Contact: Matthew Hunt
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