

01480 451578

eddisons.com

Office - FOR SALE (MAY LET)

Eddisons



**WARWICK HOUSE, 5 SPITFIRE CLOSE, ERMINE BUSINESS PARK, HUNTINGDON,
CAMBRIDGESHIRE PE29 6XY**

Price: £350,000 plus VAT

Size: 3,232 sq ft (300.25 sq m)

- 16 spaces in private car park
- Gas fired central heating and double glazing
- Handy for access to nearby A14/A1 junction
- Three storey building allowing for sub-letting if required

LOCATION

Huntingdon is strategically located approximately 60 miles north of London and 16 miles north-west of Cambridge. Road connections 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 one hour. The A14 between Huntingdon and Cambridge has recently been upgraded to provide a much improved link within the area.

The property is situated on the established Ermine Business Park which is located to the north of Huntingdon offering ready access to the A14/A1 junction at Brampton Hut.

DESCRIPTION

A modern self-contained three storey office building forming part of a block of three offices, all with their own separate access and car park. The offices are accessed via a central staircase off a main reception, allowing individual access to the three floors. Each floor has its own WC. Floor space is largely open plan with suspended ceilings incorporating recessed lighting together with double glazing to windows and full gas fired central heating.

SERVICES

Mains electricity, gas 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

Ground Floor	97.68 sq m (1,051 sq ft)
First Floor	100.32 sq m (1,079 sq ft)
Second Floor	102.24 sq m (1,100 sq ft)
Total	300.24 sq m (3,232 sq ft)

**Approximate NIA areas. IPMS areas are available on request.*

PRICE

£350,000 plus VAT for the freehold with vacant possession.

The owners may be prepared to consider a lease of the building, terms upon application.

VAT

We understand that VAT will be charged on the price.

LEGAL COSTS

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

EPC

The property has an EPC of D (94). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:-

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

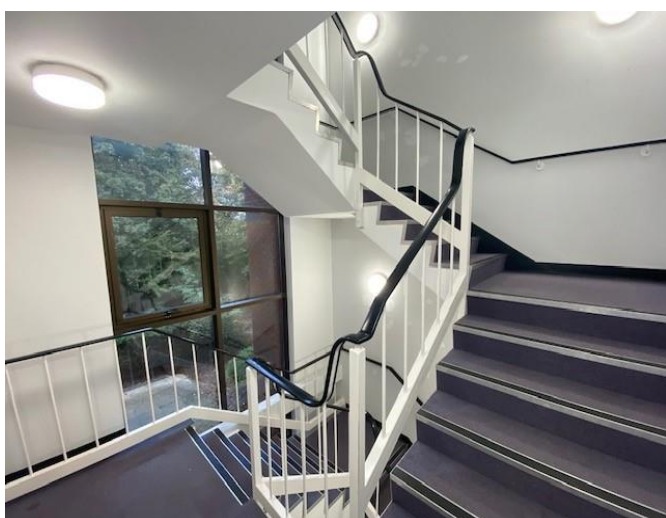
811.179321.V4
231017rv

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.

Eddisons

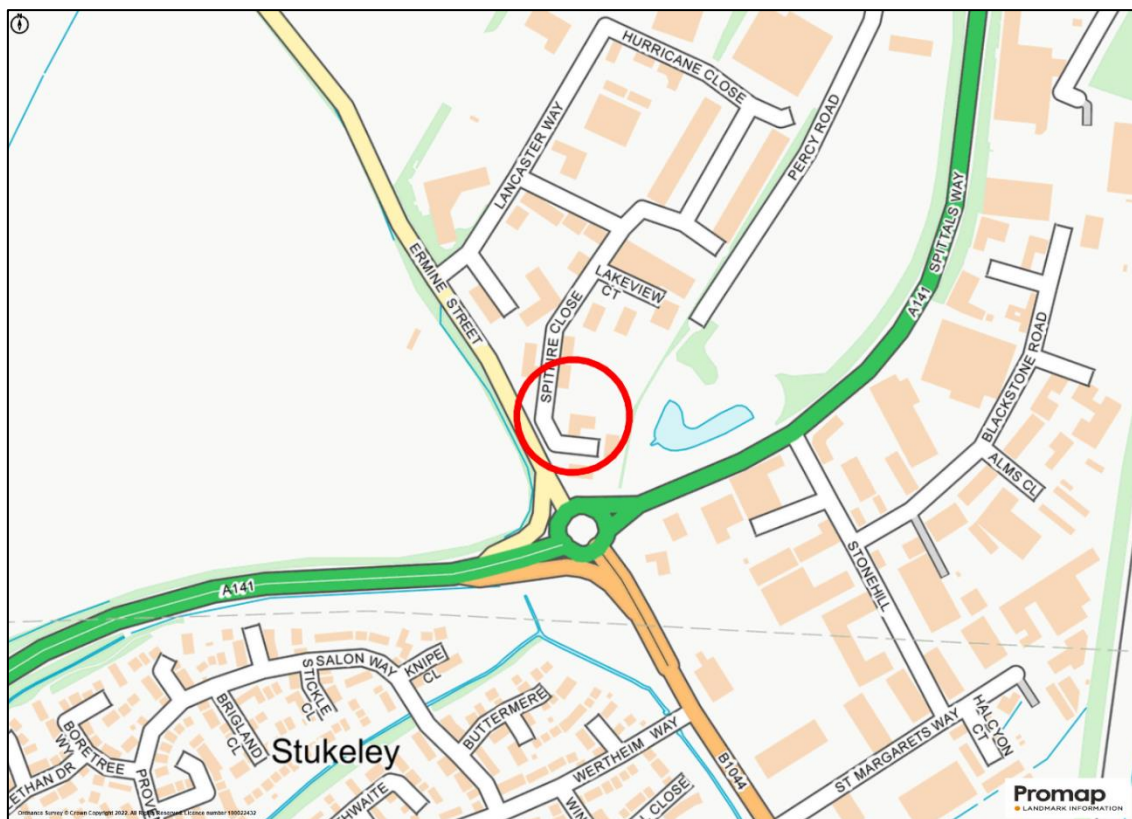
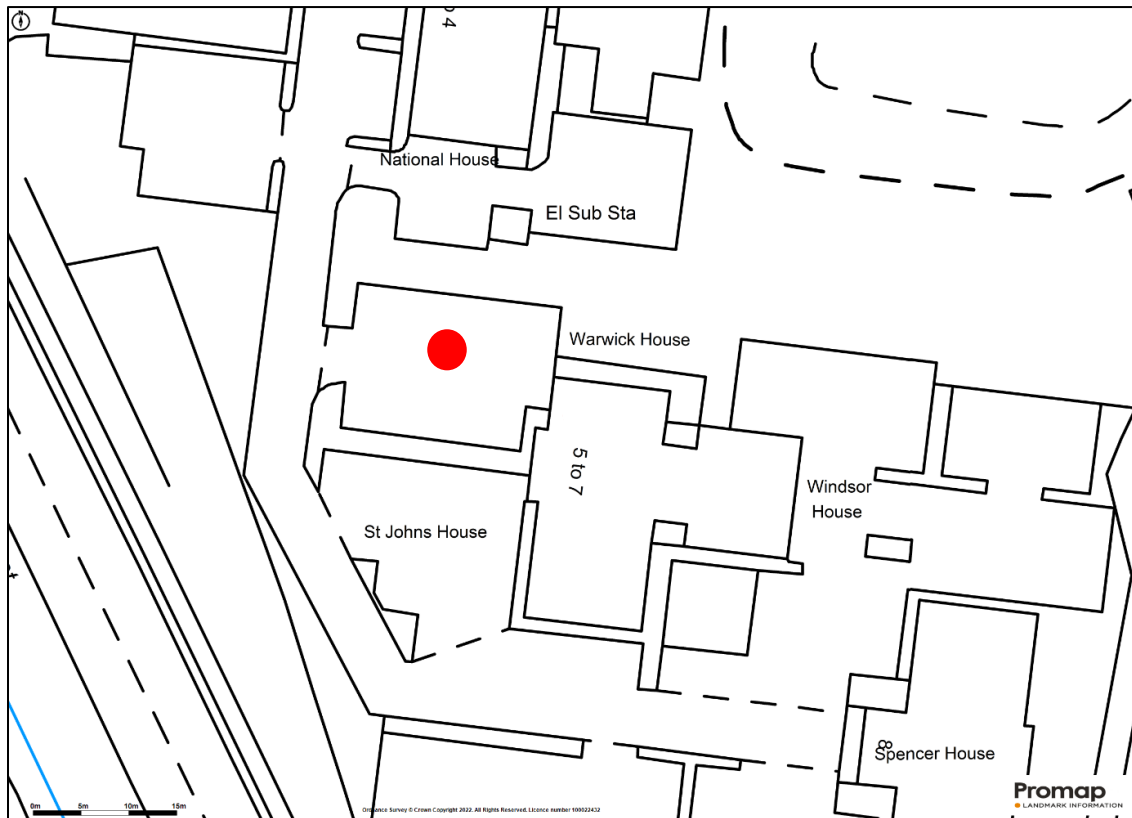


For more information, visit eddisons.com
T: 01480 451578

Eddisons

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.



For more information, visit eddisons.com
 T: 01480 451578

Eddisons

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.