

01480 451578

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OFFICE – TO LET (MAY SELL)

Eddisons

Incorporating Barker Storey Matthews



**3 PERCY ROAD, ST JOHN'S PARK, HUNTINGDON
CAMBRIDGESHIRE PE29 6SZ**

Rent: On Application

- Modern self-contained offices
- Comfort cooling and raised flooring
- Excellent on-site parking ratio 1:215
- Convenient for A1 and A14

Ground Floor: 4,617 sq ft (428.93 sq m)

First Floor: 4,720 sq ft (438.50 sq m)

Combined: 9,337 sq ft (867.43 sq m)

LOCATION

The expanding town of Huntingdon has a population of around 24,000 and lies approximately 60 miles north of London, 16 miles north-west of Cambridge and 22 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual-carriageway route linking east coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial upgrade which significantly reduces journey times. The A1 lies two miles to the west of the town centre, and there is a mainline railway station in Huntingdon with frequent services to London (King's Cross).

3 Percy Road is located at the entrance to St John's Park Business Park alongside the A141 northern ring road and as such benefits from quick access to the A1 and A14 at the Brampton Hut junction (3 miles). The location is also convenient for both Huntingdon town centre and nearby trade park facilities.



DESCRIPTION

3 Percy Road is a grade A detached 2 storey office building constructed in 2010 and comprises high quality open plan offices on both ground and first floors with a fully glazed atrium. There are WC and kitchenette facilities on both floors, shower room and a passenger lift (8 person) to the first floor.

The offices benefit from comfort cooling, Cat II lighting, raised floors and suspended ceilings throughout. The accommodation lends itself to being let either as a whole or on a floor by floor basis.

The property sits in a substantial plot of 0.73 acres, providing 43 allocated car parking spaces and landscaped areas and includes 2 electric car charging points.

SERVICES

Mains electricity 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.

ACCOMMODATION

The property comprises the following approximate areas;

Ground Floor	4,617 sq ft	(428.93 sq m)
First Floor	4,720 sq ft	(438.50 sq m)
Total	9,337 sq ft	(867.43 sq m)

(IPMS areas are available on request)



RENT

Rent on application. Consideration will be given to letting on a floor by floor basis.

LEASE TERMS

The property is available on new lease (s) on terms to be agreed.

PRICE

Offers for the freehold may be considered.

For more information, visit eddisons.com
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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 is payable in respect of the property.

RATES

We understand from internet enquiries made from the VOA website that from 1 April 2024 the property has the following Rateable Values:

Ground Floor - £62,500
First Floor - £74,500

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.

LEGAL COSTS

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

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the grounds, further details available on request.

EPC

The property has an EPC D (89). A copy of the EPC is available on our website.

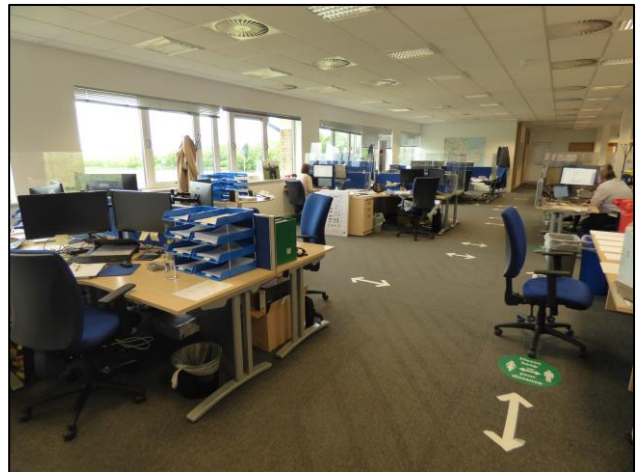
VIEWING

Strictly by appointment with the joint sole agents:-

Eddisons
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: **Stephen Power**
Stephen.power@eddisons.com
(01480) 451578

Carter Jonas
(01223) 080343

811.179563.V1 230207rv



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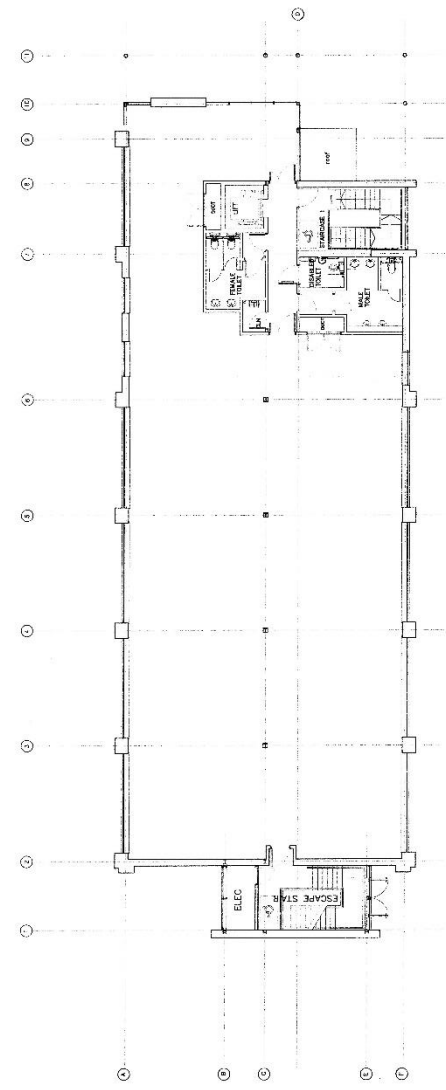
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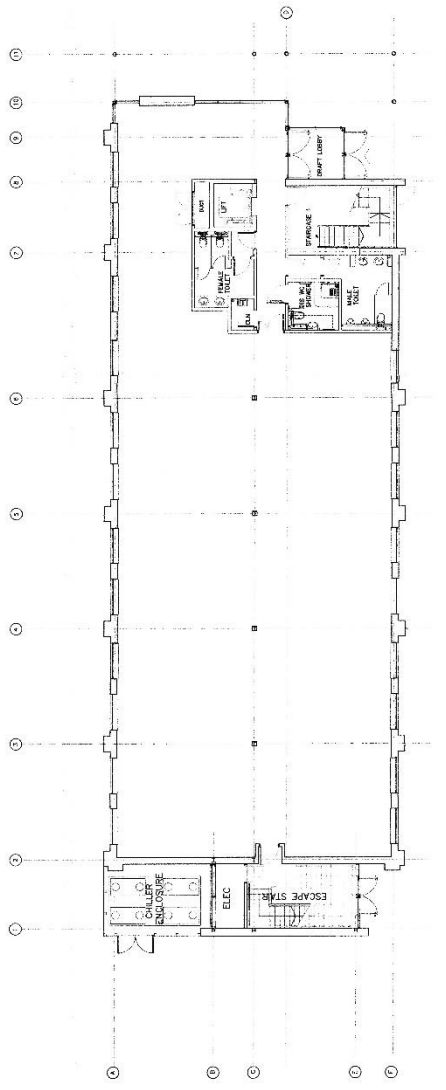
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These drawings are made to the best of our knowledge and belief, and are intended to provide a general outline of the proposed development. They are not intended to constitute an offer or contract, and no liability is accepted by the architect for any errors or omissions. The drawings are made on the basis of information provided by the client, and the architect does not accept any liability for any errors or omissions in that information.



FIRST FLOOR



GROUND FLOOR

Review approved for submission
 This has not been checked
 Checked by: [Signature]
 Date: [Date]

AMENDED

PROPOSED OFFICE DEVELOPMENT
 ST JOHNS PARK HUNTINGDON
 FLOOR PLANS

DATE: 16.05.06 SCALE: 1:1000/AT DWG No: 1155-L101 REF: PL2
 CAP REF: No. 1155-L101 DRAWN BY: 2M CHECKED: RC

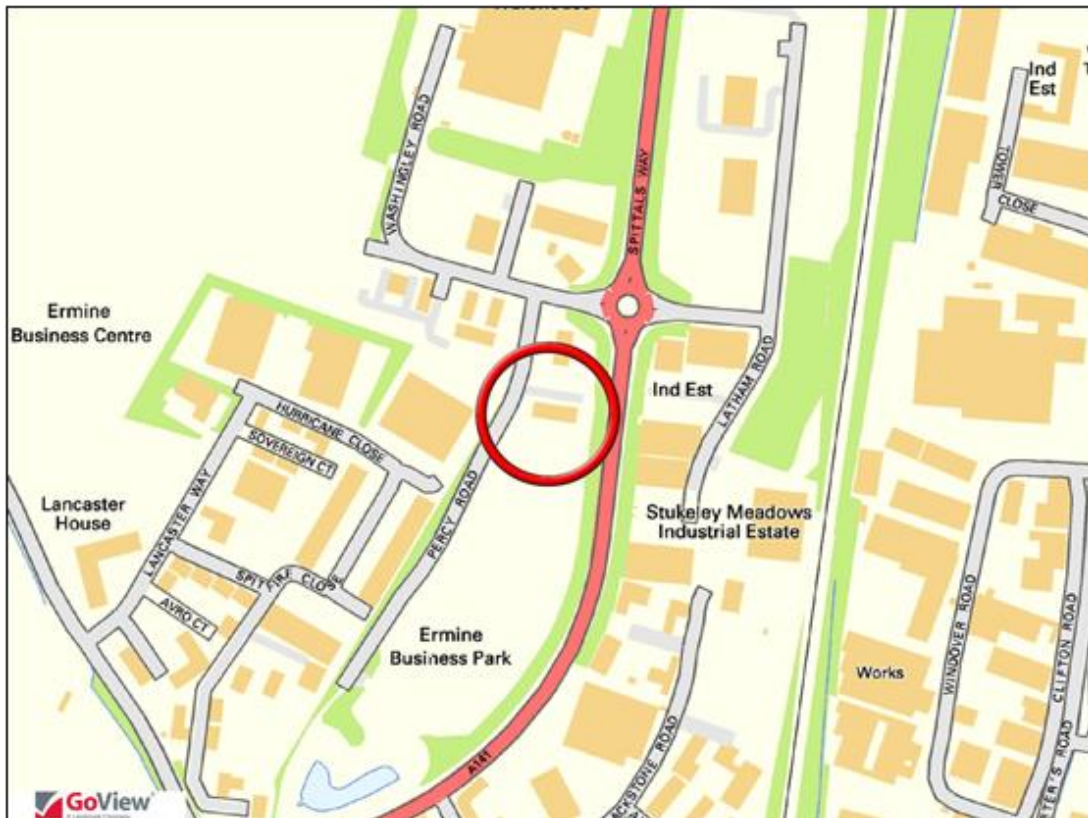
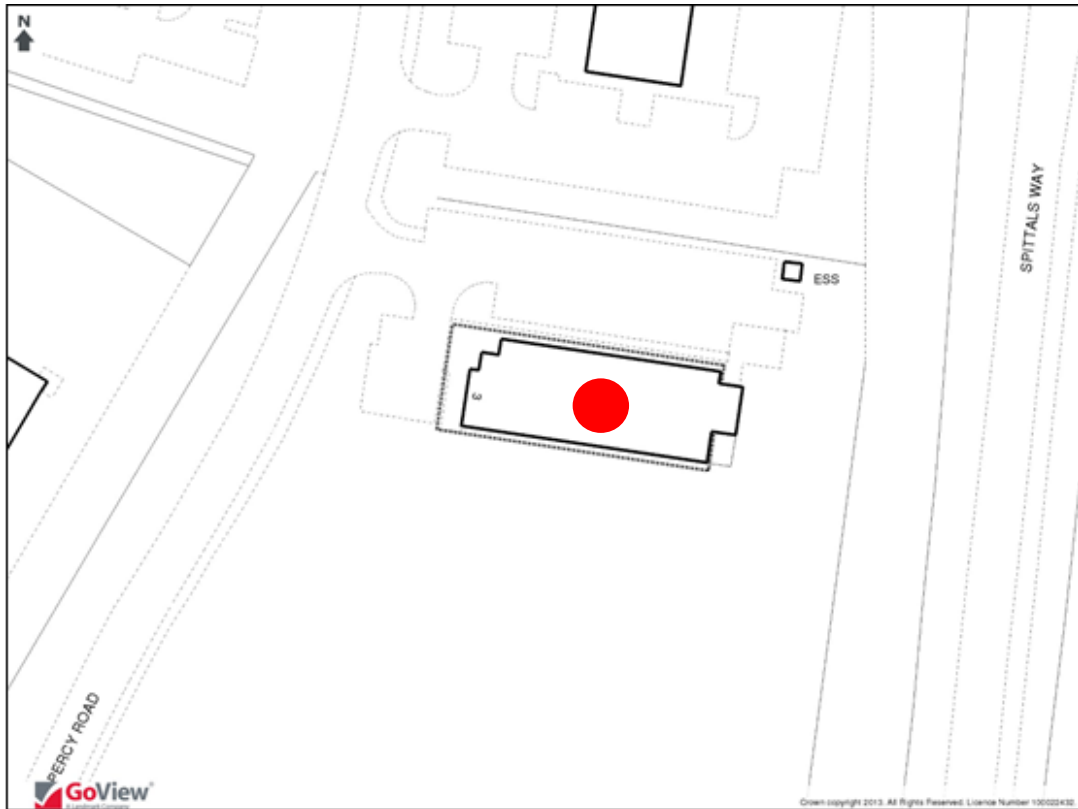
BARBER CASANOVAS RUFFLES
CHARTERED ARCHITECTS

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