

01480 451578

eddisons.com

GROUND FLOOR OFFICE - TO LET

Eddisons



**GROUND FLOOR, 14 RAMSAY COURT, HINCHINGBROOKE BUSINESS PARK,  
HUNTINGDON, CAMBRIDGESHIRE PE29 6FY**

**Rent: £12,650 per annum**

**Size: 1,011 sq ft (93.92 sq m)**

- Popular and prominent location within Hinchingsbrooke Business Park
- Modern Specification with raised floors and comfort cooling
- 5 parking spaces
- EV charge points

## 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 the 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 left hand side of a semi-detached block.

## DESCRIPTION

The property comprises a self contained ground floor office suite having a net internal area of approximately 93.96 sq m (1,011 sq ft). The suite is very well serviced having suspended ceilings with Category II lighting, plaster pointed walls, comfort cooling, raised floors, carpeting and double glazed windows.

A reception area, shared with the upper floor provides male/female and disabled WC facilities together with a kitchenette. An alarm system and intercom entry system have been installed together with access control.

Additional offices also available on the same development to provide further accommodation if required. The agents are able to provide details upon request.



## SERVICES

Mains electricity, drainage 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 1,011 sq ft (93.52 sq m) areas are approximate. IPMS areas are available on request.

## RENT

The rent will be £12,650 per annum

## VAT

We understand that VAT will be charged on the rent.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £30,250. (this is for the whole building and would need to be recalculated. The agents are able to give a guide for budgeting purposes).

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 bear their own costs in relation to this transaction

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cambs PE29 3YH  
Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 451578

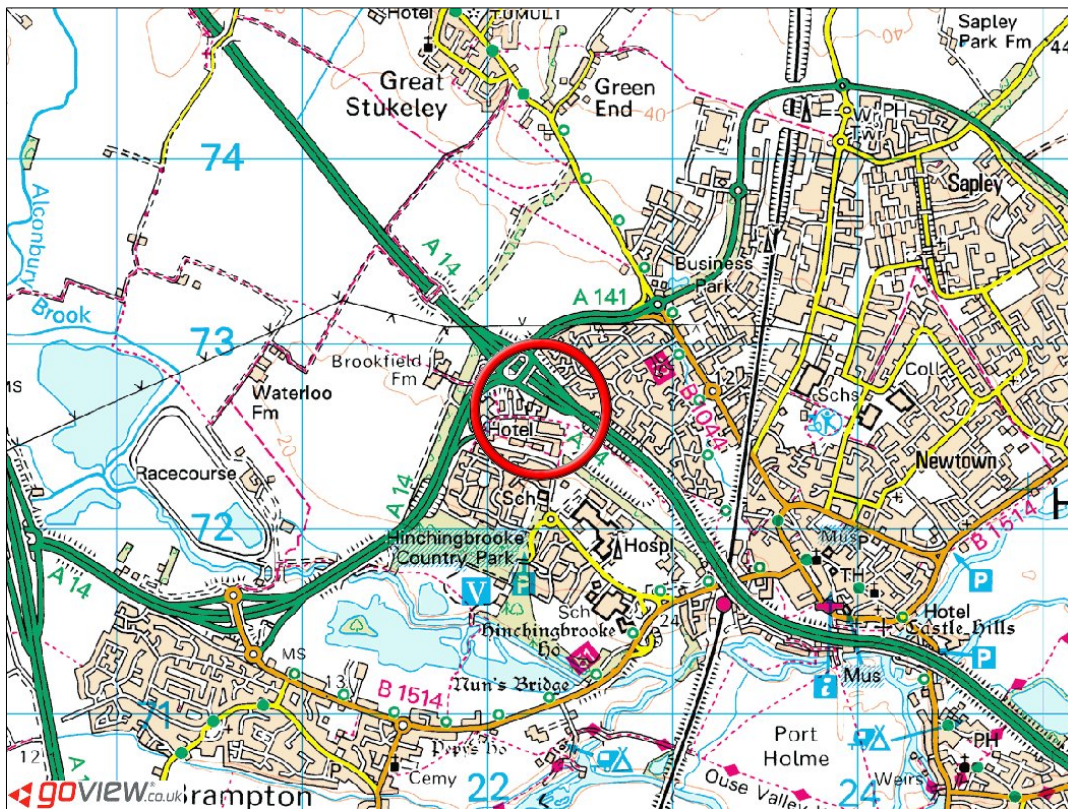
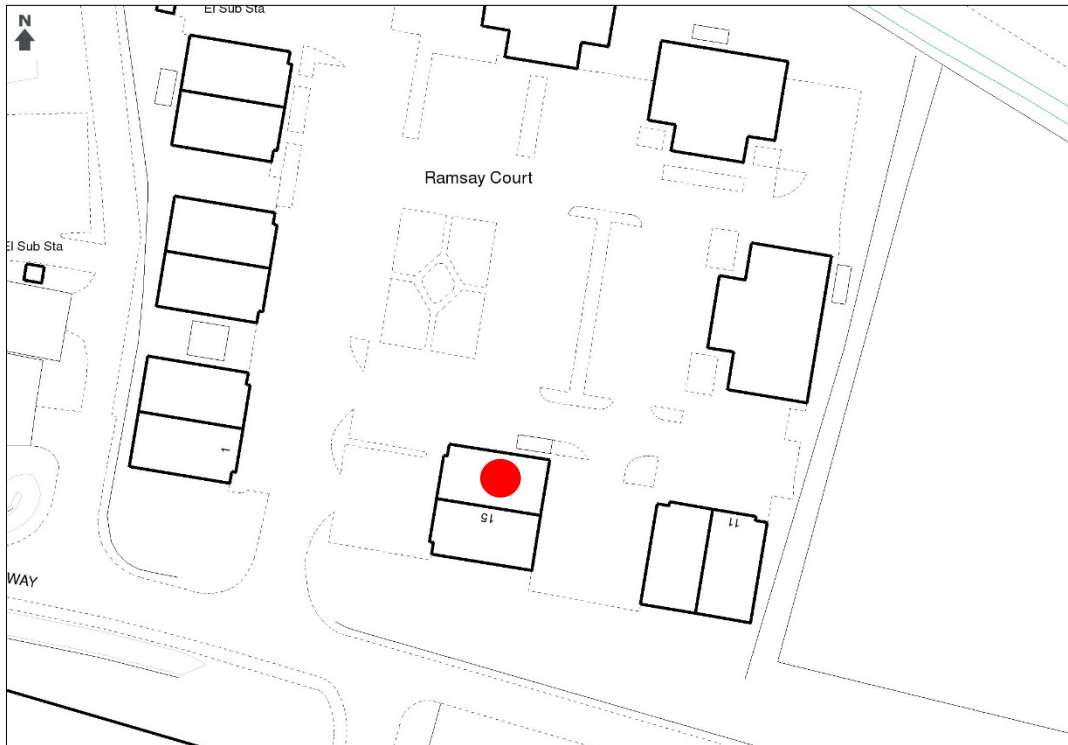
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T: 01480 451578

### Important Information

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