

01480 451578

eddisons.com

SELF-CONTAINED TOWN CENTRE OFFICES – TO LET

Eddisons



**BRIDGE HOUSE, ORCHARD LANE, HUNTINGDON,
CAMBRIDGESHIRE PE29 3QT**

Rent: £49,000 pa

Size: 3,914 sq ft (363.61 sq m)

- Riverside views
- On-site car parking
- Predominantly open plan offices
- Character features

LOCATION

The expanding town of Huntingdon has a current population of 26,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road by-passes the town providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 2 miles to the west of the town centre. There is a main line railway station in Huntingdon with a frequent service to London (St Pancras International).

Bridge House is located off Orchard Lane, overlooking the River Great Ouse a short distance from Huntingdon Town Centre, bus station and train station.

DESCRIPTION

A self-contained detached office building with open plan accommodation over three floors benefiting from riverside views in a town centre location with on-site car parking.

SERVICES

Mains electricity, water and gas 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

Ground Floor Offices	149.22 sq m	(1,606 sq ft)
Kitchenette	2.41 sq m	(26 sq ft)
Ground Floor WC's	15.41 sq m	166 sq ft)
First Floor Offices	97.84 sq m	(1,053 sq ft)
Kitchenette	1.50 sq m	(16 sq ft)
Male WCs	8.10 sq m	(87 sq ft)
Second Floor Offices	96.85 sq m	(1,043 sq ft)
Kitchenette	1.50 sq m	(16 sq ft)
Female WC	6.19 sq m	(67 sq ft)

Total Net Internal Area **363.61 sq m** **(3,914 sq ft)**

**All measurements are approximate prepared on a net internal area basis.
IPMS areas are available on request.*

RENT

£49,000 per annum.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £34,500.

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.

LEGAL COSTS

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

EPC

The property has an EPC of Band E(102). A copy of the EPC is available on our website.

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

Ref: 811.177213.V2
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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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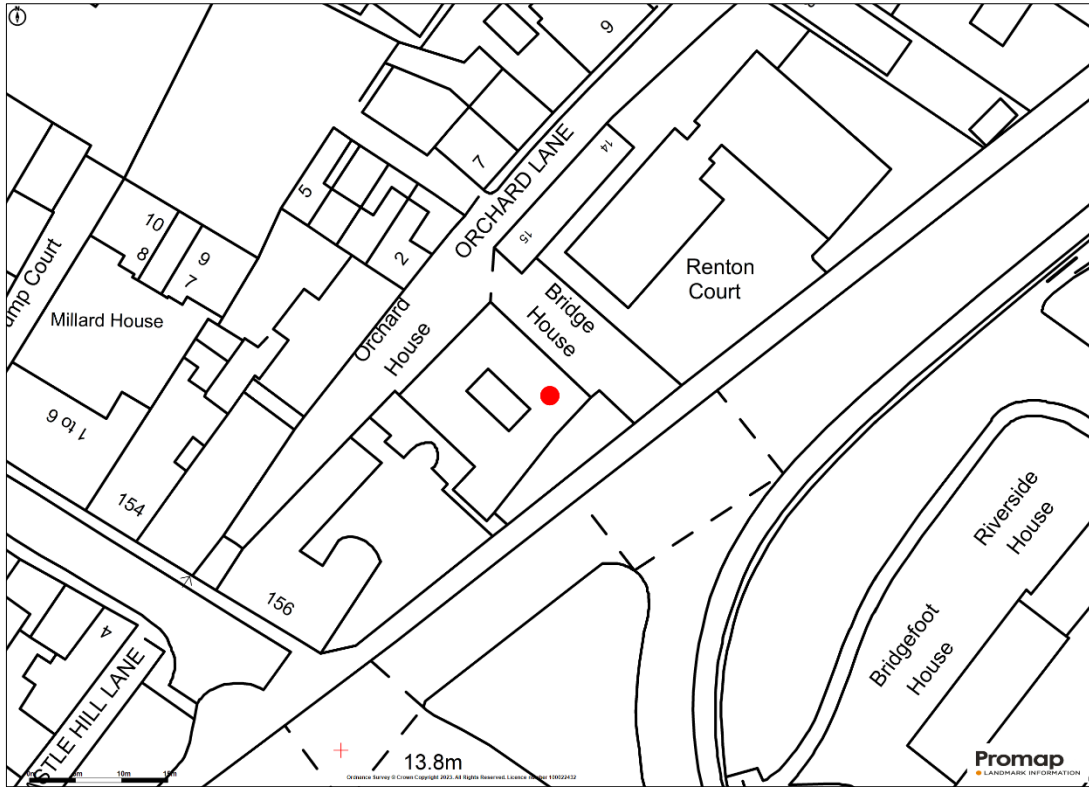


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