

01480 451578

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Eddisons

Flexible Open Plan Offices – FOR SALE/TO LET



**JUSTINIAN HOUSE, 10 SPITFIRE CLOSE, ERMINE BUSINESS PARK, HUNTINGDON,
CAMBRIDGESHIRE PE29 6XY**

Price: £1,250,000

From: 468 sq m (5,038 sq ft)

Rent: £135,500 per annum (£10.50 psf)

To: 1,199 sq m (12,906 sq ft)

- Modern detached office building with accommodation over 3 floors
- Extensive on-site car parking
- Convenient access to the A14 and A1 at Brampton Hut
- Convenient access to Huntingdon town centre
- Flexible air conditioned offices

LOCATION

Huntingdon is located approximately 60 miles north of London, 17 miles north-west of Cambridge (under 30 minutes by car) and 23 miles south of Peterborough (under 30 minutes by car). 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/St Pancras) which can be reached in approximately 1 hour.

Justinian House is one of a number of buildings located within the Spitfire Close office development, forming part of the Ermine Business Park. The Ermine Business Park is a popular business location located on the northern ring road approximately 1.5 miles from Huntingdon town centre and convenient for access to both the A1 and A14 at Brampton Hut.



DESCRIPTION

Justinian House is a substantial modern detached office building with accommodation over 3 floors. The building is a broad "L" shape with office suites either side of the central staircase and lift providing access to all floors. The offices are predominantly open plan, with a number of meeting rooms incorporated, and there are separate male and female WC's on each floor and a kitchen serving each floor.

Externally, the property sits within a substantial plot with designated parking for approximately 46 vehicles including 2 disabled spaces. In addition, there is an outdoor seating area which could provide additional car parking.

SERVICES

Mains electricity, gas 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

| | | |
|------------------|---------------------|-----------------------|
| Ground Floor | 474.3 sq m | (5,105 sq ft) |
| First Floor | 468.0 sq m | (5,038 sq ft) |
| Second Floor | 256.7 sq m | (2,763 sq ft) |
| Total NIA | 1,199.0 sq m | (12,906 sq ft) |

All measurements above are approximate. IPMS areas are available on request.

Consideration will be given to splitting the offices from 468 sq m (5,038 sq ft).



PRICE

£1,250,000 for the freehold interest.

RENT

£10.50 per sq ft (£135,500 for the whole) per annum.

LEASE TERMS

The property is available by way of a new lease on terms to be agreed. Consideration will be given to splitting the accommodation to meet occupier demand.

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 will be charged on the property.

RATES

We understand from internet enquiries made of the VOA website that the property has currently been delisted from the ratings, however the previous rates assessment up to 31 March 2017 was £138,000.

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.

TENURE

Leasehold.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

The property has an EPC of C(71).

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews

150 High Street
Huntingdon
Cams
PE29 3YH.

Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

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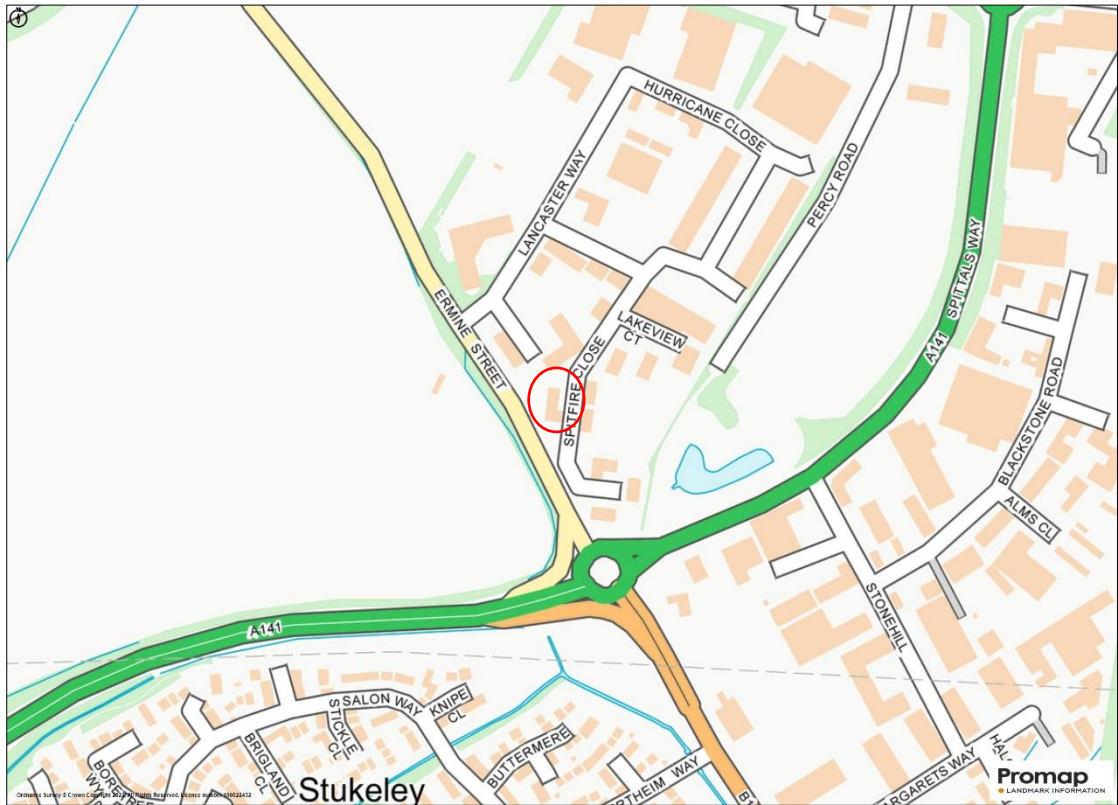
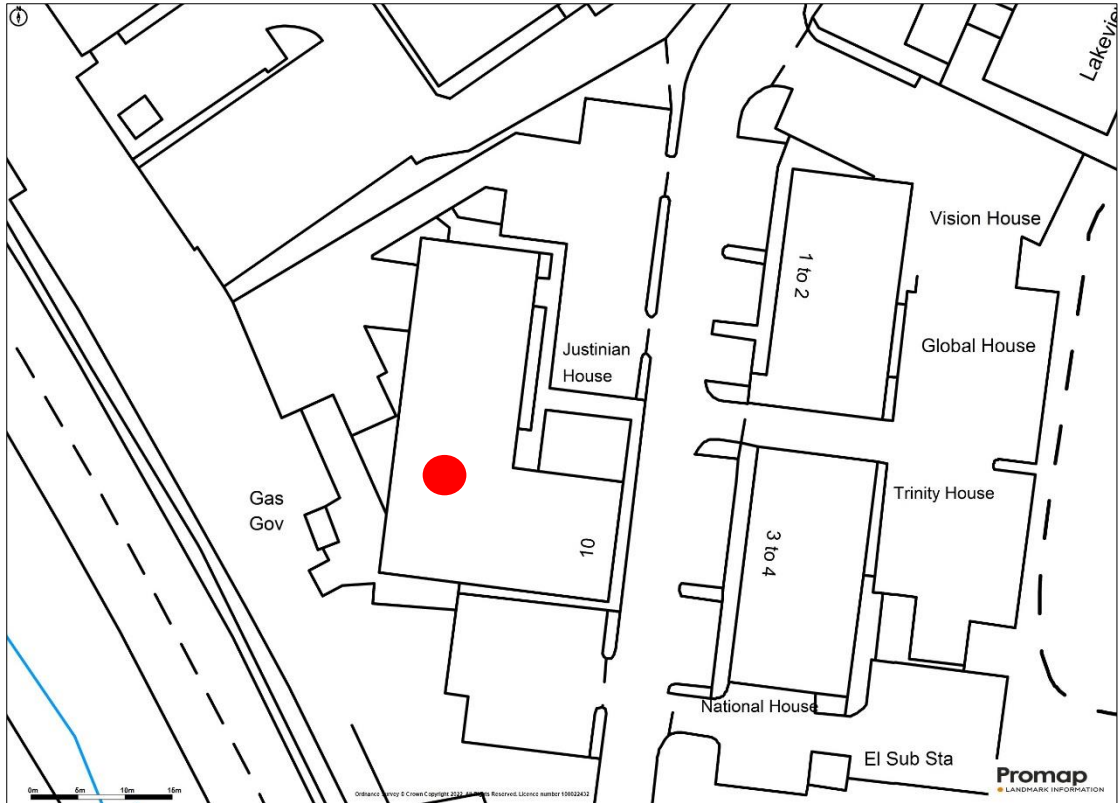


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