

01480 451578

eddisons.com

Eddisons

MODERN SELF-CONTAINED OPEN PLAN OFFICES - FOR SALE



**ST. JOHNS HOUSE, SPITFIRE CLOSE, ERMINE BUSINESS PARK, HUNTINGDON,
CAMBRIDGESHIRE PE29 6XY**

Price: £490,000

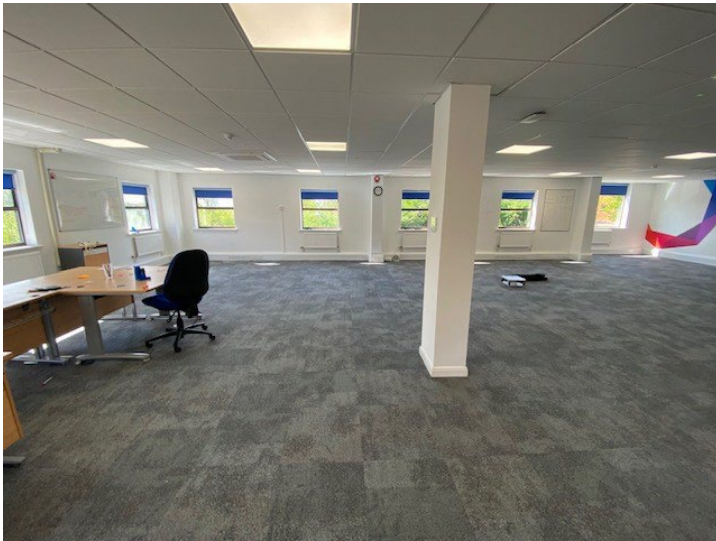
Size: 4,914 sq ft (456.51 sq m)

- Well presented open plan offices
- WC facilities on all floors
- Lift to all floors
- Extensive on-site car parking

LOCATION

The expanding town of Huntingdon lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles to the south of Peterborough. The A14 trunk road bypasses the town to the south and has undergone a major upgrade between Huntingdon and Cambridge which has considerably reduced journey times. Huntingdon benefits from a mainline railway station with frequent services to London (St Pancras International).

St Johns House is situated within the established Ermine Business Park, located to the north of Huntingdon town centre and benefits from direct access to the A1/A14 junction at Brampton Hut.



DESCRIPTION

A modern self-contained 3 storey office building forming part of a block of three similar properties each a separate access, car park and services. The offices are accessed via a central staircase with a ground floor reception lobby with a WC and a lift to first and second floors.

The accommodation over all 3 floors is predominantly open plan with some partitioning to create individual meeting rooms on each floor. The accommodation is well finished with suspended ceilings incorporating recessed lighting, double glazed windows and gas fired central heating and air conditioning.

SERVICES

Mains electricity (3 phase), 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	151.11 sq m	(1,627 sq ft)
First floor offices	152.35 sq m	(1,640 sq ft)
Second floor offices	153.01 sq m	(1,647 sq ft)
Total NIA	456.46 sq m	(4,914 sq ft)



PRICE

£490,000.

VAT

We understand that VAT will not be charged in respect of the freehold price.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £62,500.

For the year commencing 1 April 2024 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.

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

LEGAL COSTS

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

EPC

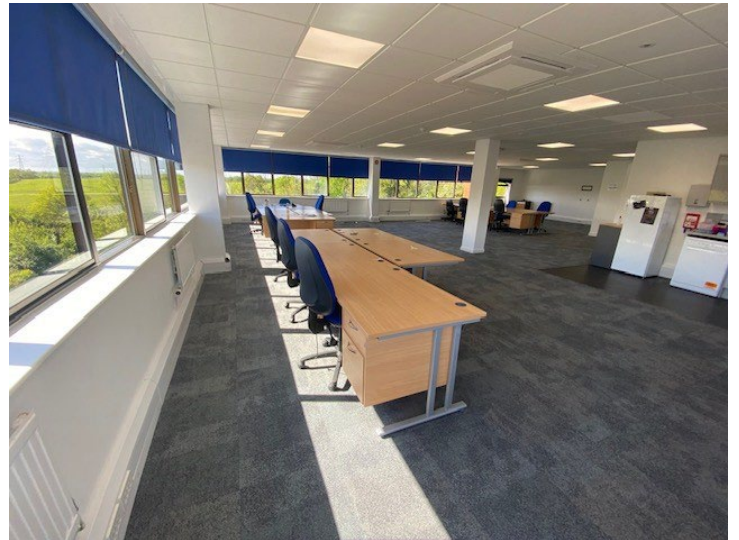
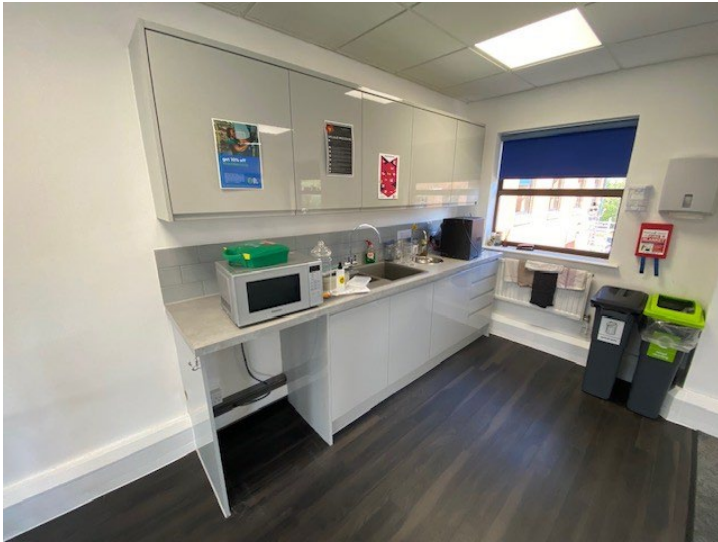
The property has an EPC of D (84). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

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

811.1209524.V1 240620rv

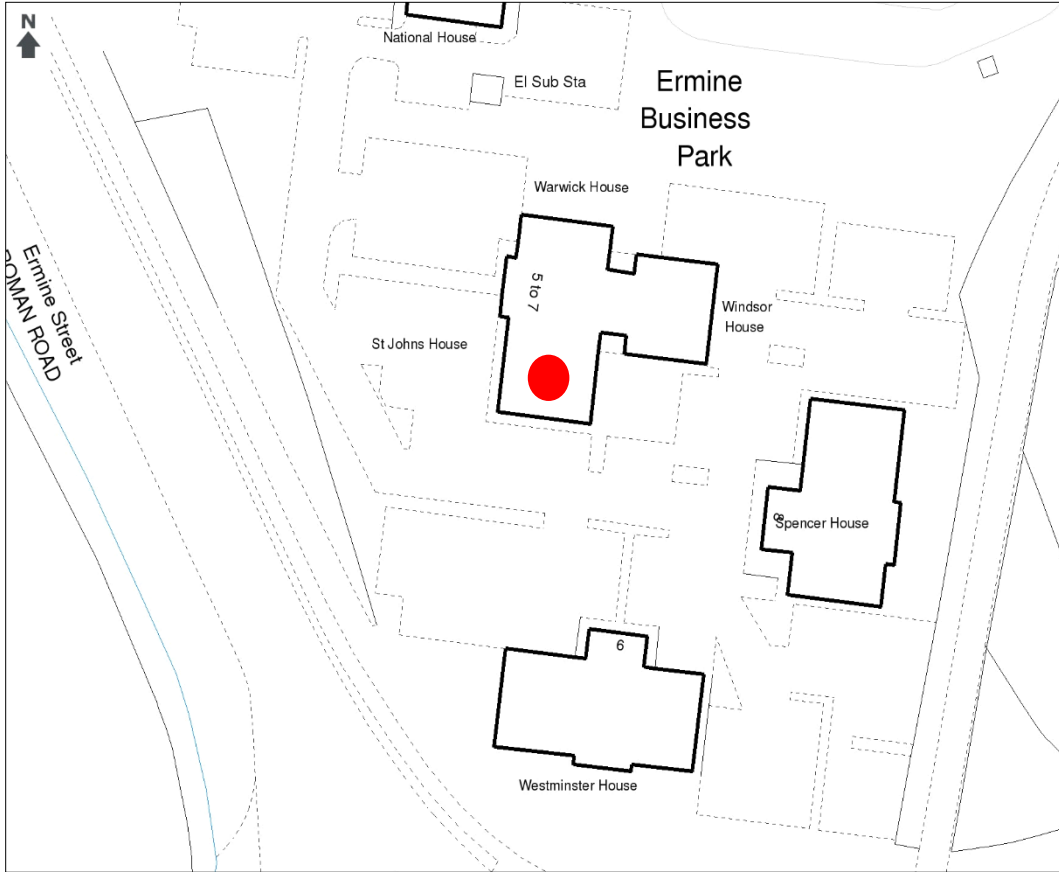


For more information, visit eddisons.com
T: 01480 451578

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.