

# OFFICE FOR SALE (MAY LET)

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

**01480 451578**



**Welbeck House, Ermine Business Park, Huntingdon,  
Cambridgeshire, PE29 6XY**

**Price: £580,000 plus VAT**

**Size: 465.13 sq m (5,007 sq ft)**

- Modern office building
- On-site car parking for 22 vehicles
- Dedicated ground floor reception
- Predominantly open plan with high quality partitioning
- Established Business Park location
- Convenient access to the A14 and A1M
- Suitable for sub-division on a floor by floor basis

Voted by the Estates Gazette 'Most Active Regional Agent in Cambridgeshire from 2010 to 2016'



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## LOCATION

The expanding town of Huntingdon has a population of about 24,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 trunk road runs past the town providing easy access to the A1, M11, M1 and M6, and is currently undergoing a substantial upgrade which will significantly reduce journey times. There is also a first class rail service to London (Kings Cross).

Huntingdon is set for substantial further expansion with the development of Alconbury Weald which is just to the north of the subject property. This will provide over five thousand new homes, leisure facilities and employment. The town will also benefit from the upgrading of the A14 which is underway and due to be completed by 2020.

The property is located within the established Ermine Business Park, on the northern edge of Huntingdon, approximately 1 mile from the town centre and immediately adjacent to the A141 Huntingdon northern by-pass which provides direct access to the A14 (0.5 miles) and the A1(M) (2 miles).

## DESCRIPTION

The property comprises a modern semi-detached three storey office building of brick work external elevations under a pitched tiled roof. The building benefits from open plan offices, with shared separate male and female wc facilities accessed via the main stairwell lobby. The accommodation has been divided with high quality partitioning to create a number of offices and meeting rooms on each floor, and lends itself to either a single occupier or subdivision on a floor by floor basis.

The building benefits from skirting trunking throughout, suspended ceilings, carpeting throughout and an on-site car park for up to 22 vehicles.

## FLOOR AREAS

Ground floor	168.63 sq m	1,815 sq ft
First floor	148.25 sq m	1,596 sq ft
Second floor	148.25 sq m	1,596 sq ft
<b>Total NIA</b>	<b>465.13 sq m</b>	<b>5,007 sq ft</b>

All measurements are approximate prepared on a net internal area basis.

## SERVICES

Mains electricity, water and drainage are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas within the estate.

## PRICE

Offers are invited in the order of £580,000.

## VAT

We understand that VAT will be charged in respect of the property.

## BUSINESS RATES

The property is currently assessed under two rating assessments, with the ground and first floor having a combined Rateable Value of £38,250 and the second floor with a Rateable Value of £14,250.

For the year commencing 1 April 2017 rates are normally charged at 47.9p in the pound on the Rateable Value. Interested parties are advised to check with the Local Rating Authority as to the amount payable.

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)

## EPC

The property has an EPC of B (46). A copy of the EPC is available on our website.

## TIMING

The ground and first floor will be vacant from June 2018. The second floor is occupied by F2X Group Ltd on the basis of a Tenancy at Will, and vacant possession can be obtained on serving no less than 2 months prior written notice on the tenants.

## LEGAL COSTS

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

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agents:-

### **Barker Storey Matthews**

150 High Street, Huntingdon,  
Cambs PE29 3YH

Contact: **Stephen Power**

**srp@bsm.uk.com**

**(01480) 451578**

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Bury St Edmunds



Cambridge

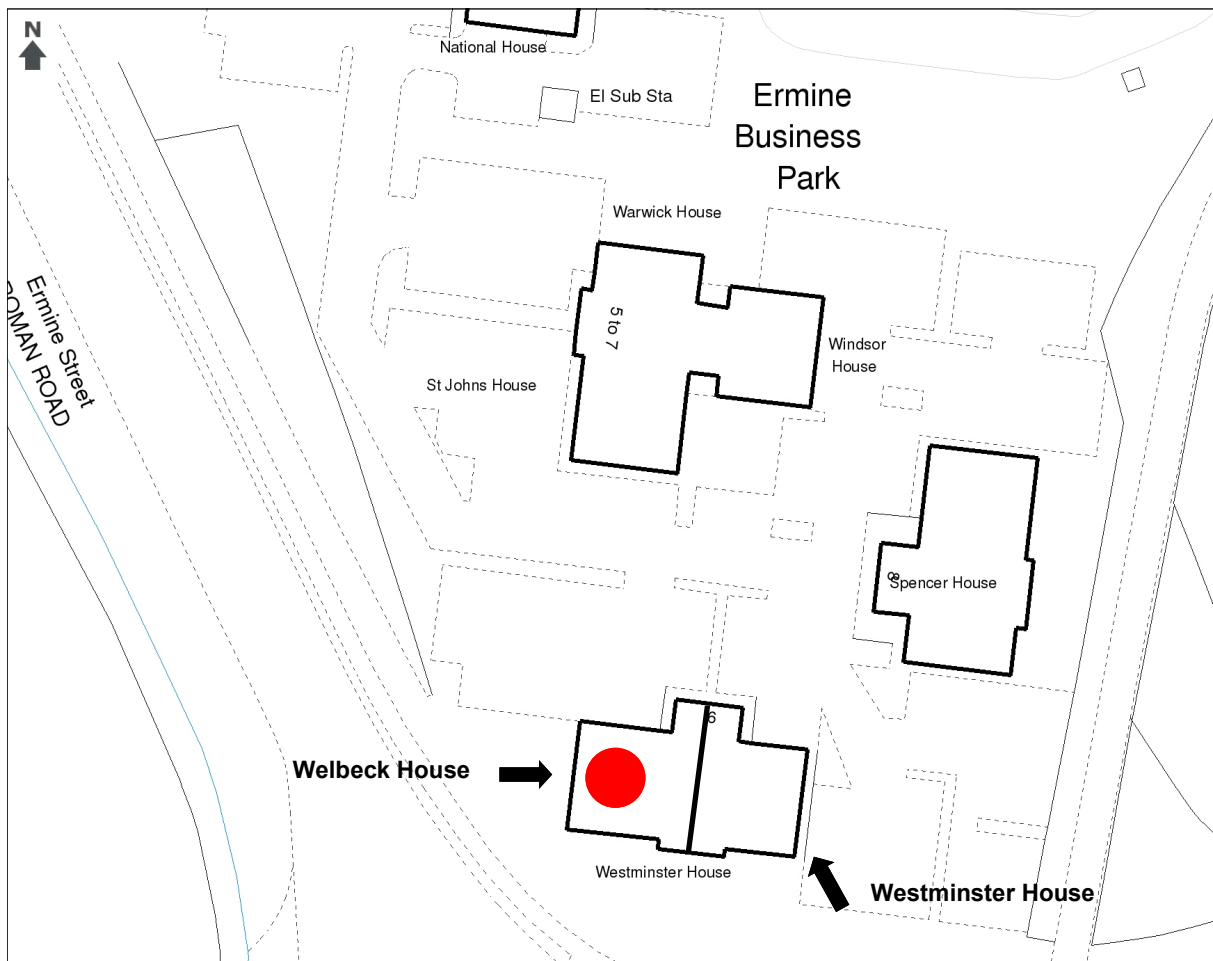


Huntingdon



Peterborough





#### ORDNANCE SURVEY PLAN

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