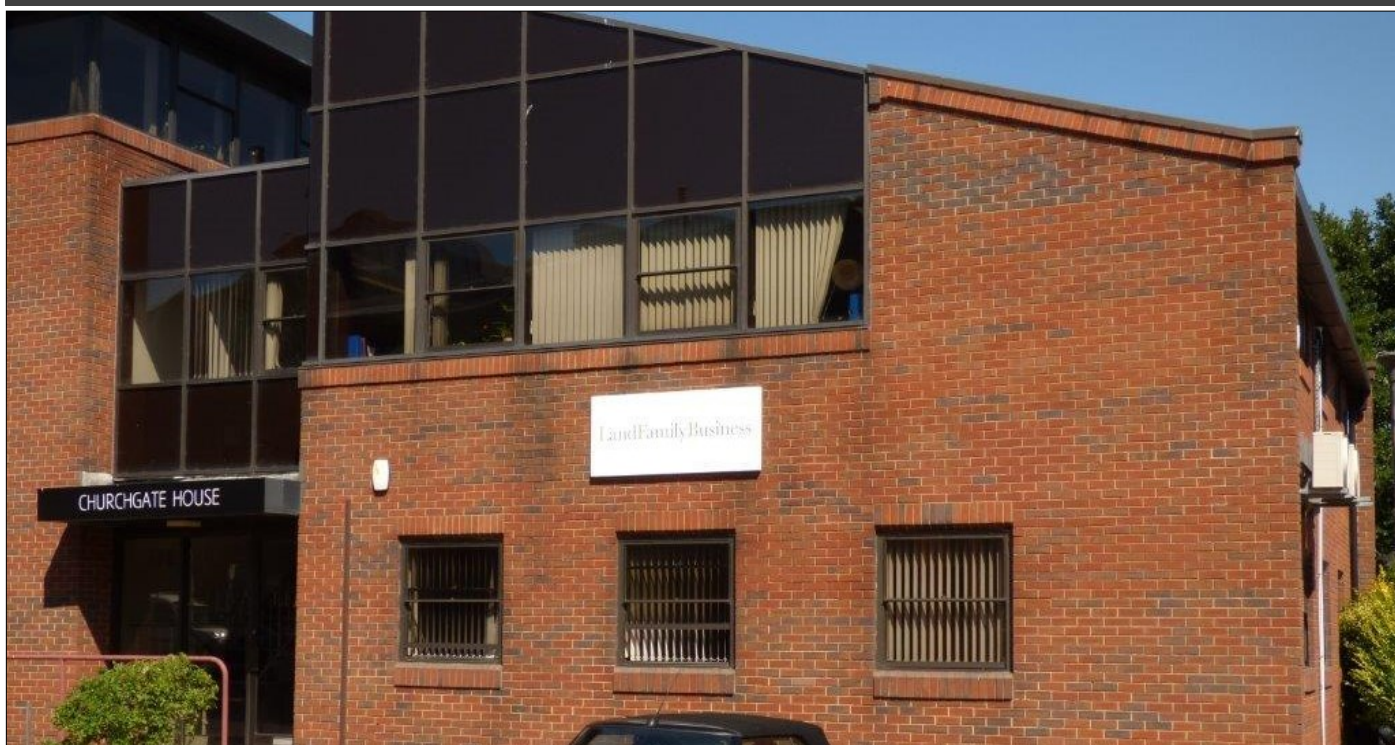


MODERN OFFICES FOR SALE/TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01480 451578



**National House, 4 Spitfire Close, Ermine Business Park,
Huntingdon, Cambridgeshire, PE29 6XY**

Rent: £17,000 pa plus VAT

Size: 111.94 sq m (1,191 sq ft)

Price: £195,000 plus VAT

- Self-contained modern office building
- 9 allocated on-site car parking spaces
- Prominent location
- Popular trading estate
- Good access to the A1(M) and A14
- Approximately 1 mile from Huntingdon town centre

'Voted by the Estates Gazette Most Active Agent in the East of England 2013 to 2017'



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LOCATION

The expanding town of Huntingdon has a population of around 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 bypasses the town providing a dual carriageway route linking the east coast ports to the M11, A1 and M1/M6 and is currently undergoing a substantial upgrade due to complete in 2020 which will significantly improve journey times East and West. The A1 lies 2 miles to the west of the town. There is a mainline railway station in Huntingdon with a frequent service to London (Kings Cross).

National House is prominently located close to the entrance to the Anderson Centre, which forms part of the Ermine Business Park. The Ermine Business Park is a popular trading estate located approximately 1 mile to the north of Huntingdon town centre, adjacent to the northern bypass which in turn gives direct access to both the A14 and the A1.

DESCRIPTION

The property comprises a two storey modern office building of brick and blockwork construction and benefits from open plan office accommodation over both floors. The ground floor comprises an entrance lobby with stairs leading to the first floor, and access to a disabled WC and a kitchen. The office is predominantly open plan but has been partitioned to create separate meeting rooms.

The first floor is an open plan studio, with a separate WC accessed from the landing. The offices benefit from gas fired central heating, carpeting to the ground floor and laminated wood finish to the first floor, kitchen, separate male and female WCs, with the ground floor WC being disabled, double glazing throughout and nine allocated on site car parking spaces.

FLOOR AREAS

Ground Floor	52.36 sq m	(564 sq ft)
First Floor	59.58 sq m	(641 sq ft)
Total NIA	111.94 sq m	(1,191 sq ft)

*All measurements are approximate.

SERVICES

Mains electricity (three phase), gas and water 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.

BUSINESS RATES

The rateable value is £13,250. From 1 April 2018 rates will normally be charged at 48.4 pence in the pound. However, the amount payable may be affected by transitional adjustments and some occupiers may be eligible for some business rates relief. Interested parties are advised to make their own enquiries with the local Council.

FREEHOLD

The freehold interest is available for £195,000.

LEASEHOLD

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

RENT

£17,000 per annum exclusive.

VAT

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

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 73 (C). A copy of the EPC is available on our website.

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

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VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

150 High Street, Huntingdon,
Cambs PE29 3YH

Contact: **Stephen Power**

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(01480) 451578

7B1749 180703rv



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Bury St Edmunds



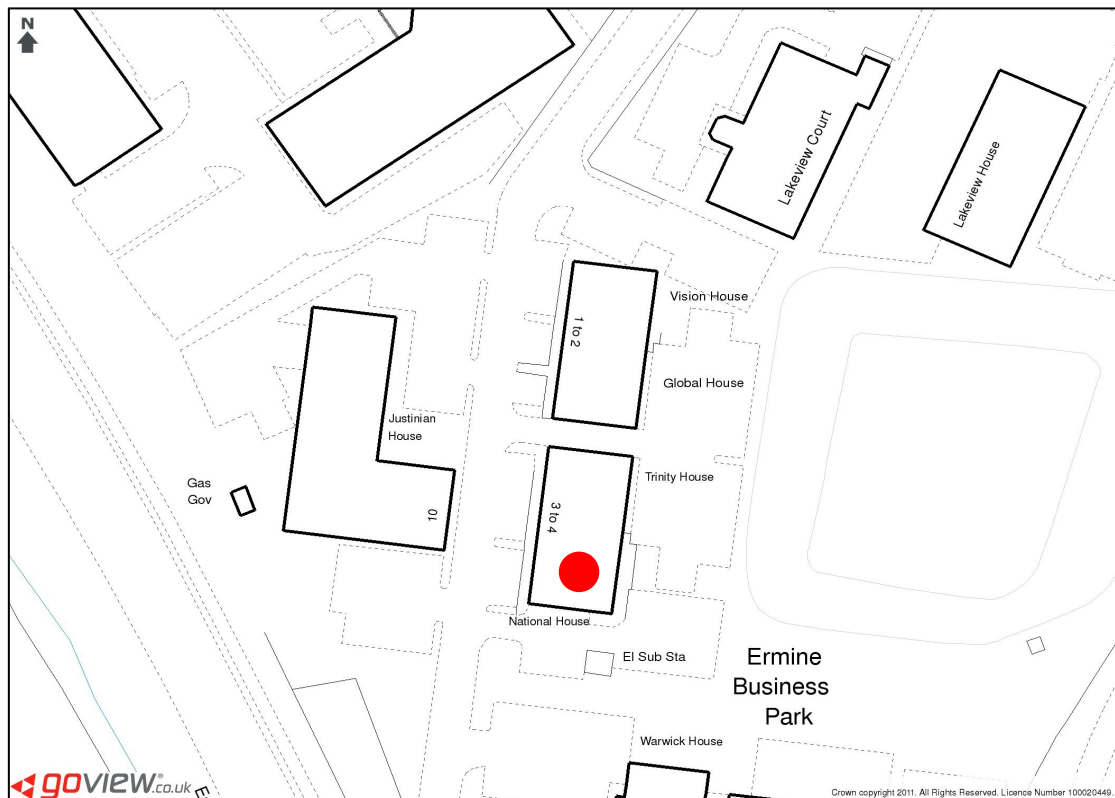
Cambridge



Huntingdon



Peterborough



ORDNANCE SURVEY PLAN

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