



## FOR SALE (May Let)

Modern  
Office Building

**Unit B, Sovereign Court, Ermine Business Park, Huntingdon, Cambs, PE29 6XU**

Modern Office Building

Floor Area - 416.54 sq m (4,483 sq ft) IPMS3

Established Business Park Location Close to A14/A1 Junction

Excellent Levels of Car Parking -20 Spaces

Huntingdon Town Centre - 1 Mile

A14 Less Than One Mile

Adjacent Building of 4,346 sq ft Also Available - Enquiries Invited From 2,145 sq ft - 8,829 sq ft

For more information please contact Felicity Paddick  
Tel: **01480 213811** or email: **fpaddick@barfords.co.uk**

## Location

Huntingdon is an expanding town with a population of c. 25,000 (including the adjoining town of Godmanchester) which benefits from a strategic location at the crossroads of the A14 and the A1.

The Ermine Business Park is now well established as one of Cambridgeshire's premier business locations. Situated on the adjacent A1-M1 Link Road (A14), the estate boasts a thoroughly international flavour with worldwide companies occupying a variety of business accommodation. It is situated less than one mile from the A14.

The Ermine Business Park is currently home to amongst others Nokia, Anglian Water, Barclays Bank, PHS and Gambro. Thoratec occupies a building within Lakeview Court.

## The Property

The property comprises a self contained two storey modern detached office building located at the well established Ermine Business Park.

The accommodation comprises a mix of open plan and partitioned offices with air conditioning, suspended ceilings incorporating recessed lighting, gas fired radiator heating and carpeting. There are WC facilities on both floors.

Externally, the property benefits from an excellent level of car parking with 20 spaces.

## Accommodation

The property was measured in accordance with the International Property Measurement Standards (IPMS3) and provides the following floor areas:

Ground Floor	212.47 sq m	(2,287 sq ft)
First Floor	<u>204.07 sq m</u>	<u>(2,196 sq ft)</u>
<b>TOTAL</b>	<b><u>416.54 sq m</u></b>	<b><u>(4,483 sq ft)</u></b>

## Services

Mains water and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

## Service Charge

A service charge will be levied in respect of a contribution toward the upkeep and provision of services to the common areas of the estate.

## Tenure

The property is available on a freehold basis with vacant possession on completion.

Alternatively, consideration will be given to a letting of the whole building on a new lease for a term of years to be agreed.

## Price

**Guide Price: Offers invited.**

**Guide Rent: Upon application.**

## VAT

Payable at the prevailing rate.

## Rates

2017 Rateable Value: £44,750  
(2017/2018 Rate Poundage 46.6p/£  
(Note: Transitional Relief/Charge may apply)

## Legal Costs

Each party to bear their own costs in this matter.

## Viewing

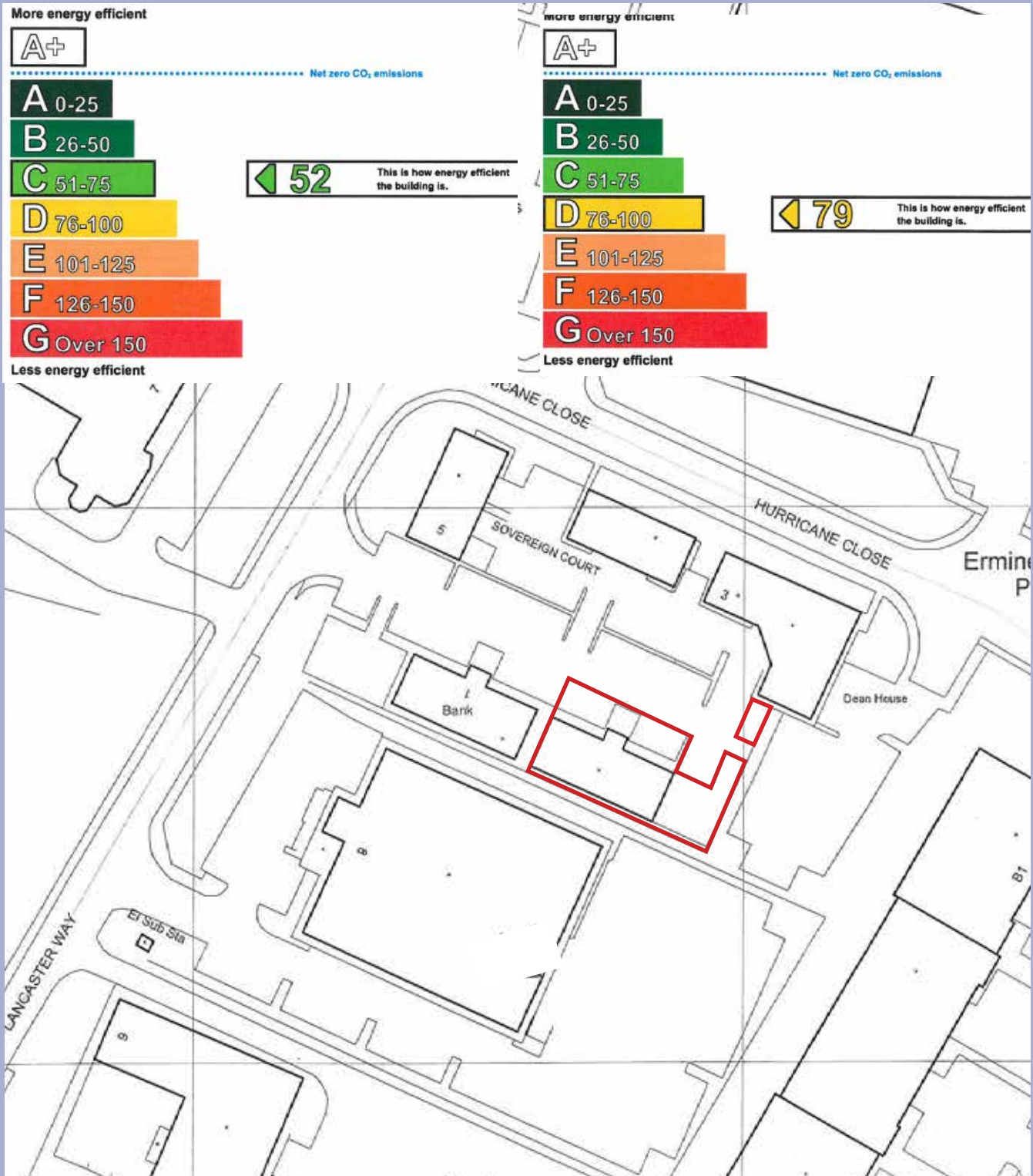
Strictly by appointment through the Joint Agents - **Felicity Paddick of Barford + Co on 01480 213811 or Mike Wilson of Lambert Smith Hampton on 01223 276336.**

## EPC

See page 3.

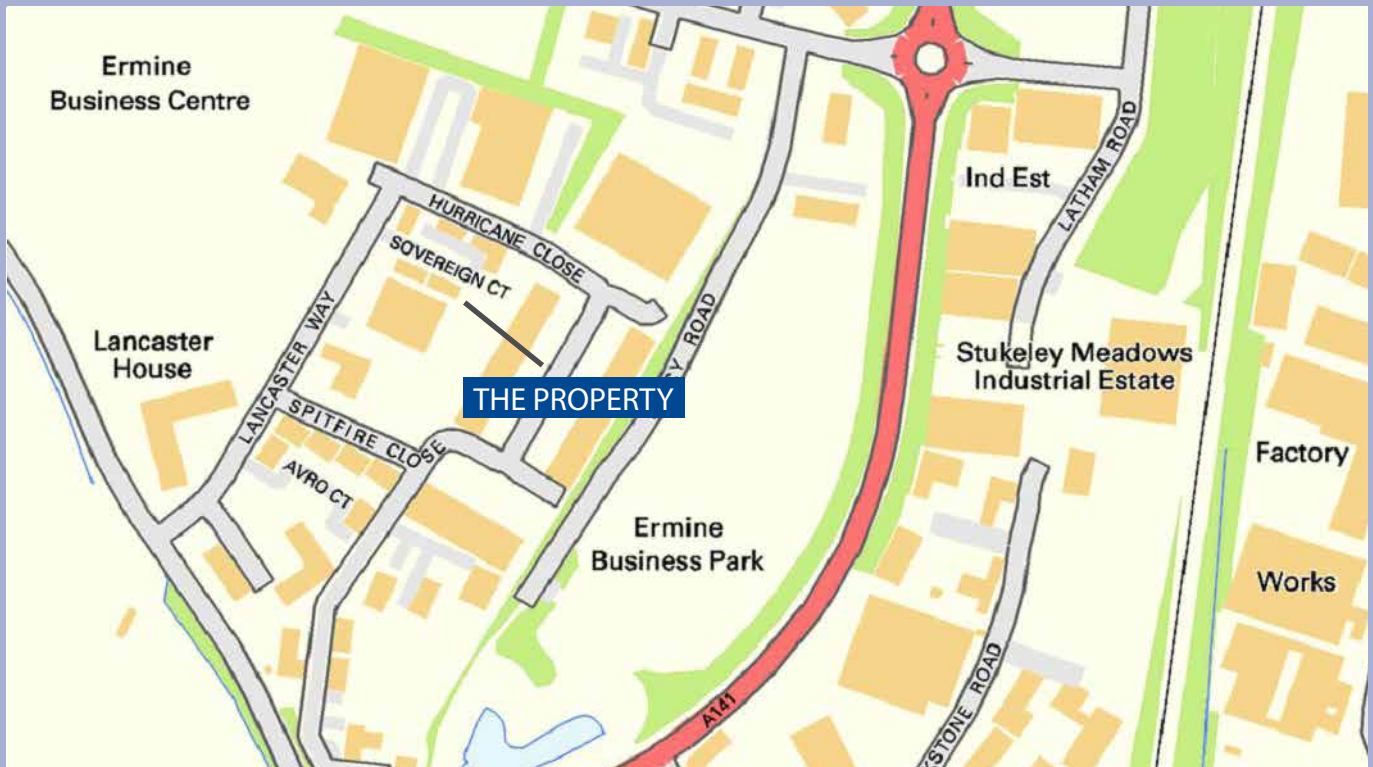
### NOTE:

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**Site Plan :** Unit B, Sovereign Court, Ermine Business Park, Huntingdon, PE29 6XU  
**Ref:** C-792A





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