

01480 451578

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**BARKER STOREY
MATTHEWS**

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OFFICE - TO LET



Photographs are several years old but used to take into account current movement restrictions

SUITE 2, 6B VANTAGE PARK, WASHINGLEY ROAD, HUNTINGDON, CAMBRIDGESHIRE PE29 6SR

Size: 1,228 sq ft (114.08 sq m)

Rent: £17,800 per annum

GROUND FLOOR OFFICES

- Air Conditioning/raised floors/suspended ceiling
- Parking
- Mainly open plan with kitchen

Location

The expanding town of Huntingdon has a current population of about 20,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 by-passes the town to the south via the recently completed upgrade between Huntingdon and Cambridge providing a route linking the East Coast ports with the M11, A1 and M1/M6. The A1 lies 3 miles to the west of the town centre. There is a main line railway station in Huntingdon with a frequent service to Kings Cross.

Vantage Park is strategically located on the outskirts of Huntingdon, a short distance from Spittals Way. From the main roundabout turn left into Washingley Road and then second left into Vantage Park. Once within the development turn left and left again whereupon the property is situated within the left hand part of the main building.



Description

The property comprises a modern ground floor office suite extending to approximately 114 sq m (1,228 sq ft). Whilst open plan at present, the building could be subdivided if required. There is currently a small office area and a fitted kitchen to part of the floor space.

Features include:-

Comfort cooling

Raised floors

Carpeting throughout

Category 2 recessed lighting

WC

6 parking spaces

Services

Mains, electricity and water are believed 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

Total NIA	114 sq m	1228 (sq ft)
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All measurements above are approximate.

Lease Terms

The property is available by way of a new lease for a term to be agreed. Lease to be excluded from the 1954 Landlord and Tenant Act .

Rates

We understand from internet enquiries made from the VOA website that the property has a rateable value of £14,500.

For the year commencing 1 April 2020 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.

Rent

£17,800 per annum plus VAT.

VAT

We understand that VAT will be charged on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

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

EPC

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

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. 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

Viewing

Strictly by appointment with the sole agents:-

Barker Storey Matthews

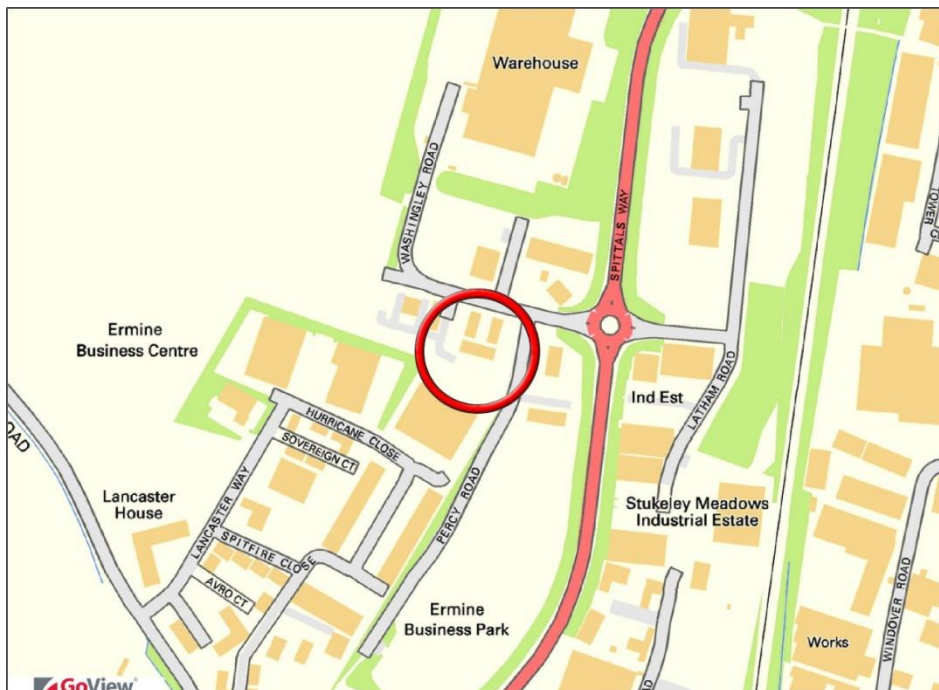
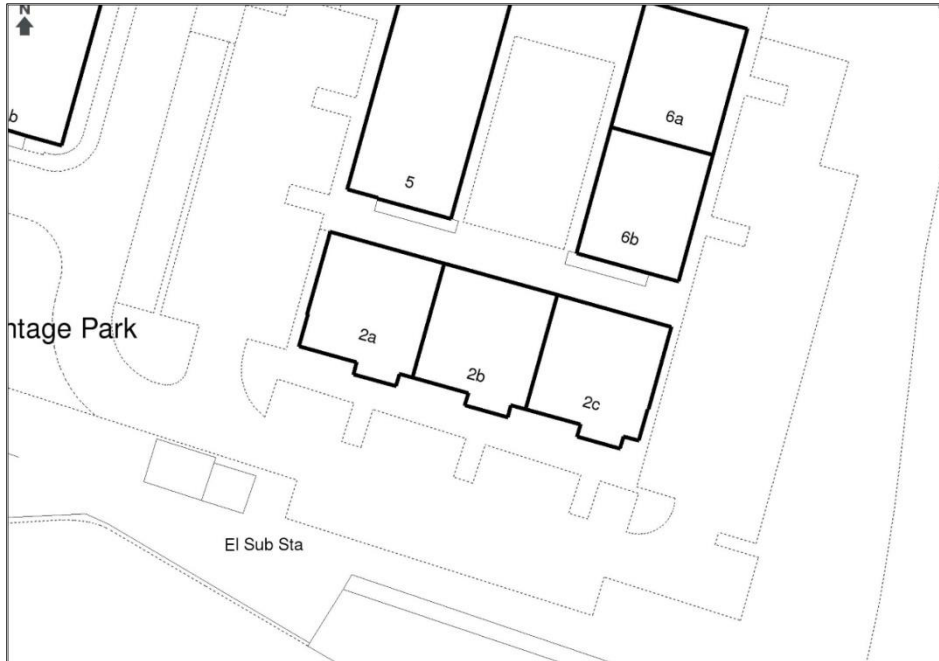
150 High Street, Huntingdon, Cambs, PE29 3YH.

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Ref: 811.118462.V1 200518rv



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