

TO LET - INDUSTRIAL

ST JOHN'S BUSINESS PARK

Percy Road, Huntingdon, PE29 6SZ



Key Highlights

- 32,300 sq ft
- 30m loading yard and 44 parking spaces
- Building can be delivered within 12-18 months
- Detached high specification midtech unit
- With detailed planning consent for the construction of B1c, B2 and B8

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Location

St John's Business Park is strategically positioned in a prime location on the northern edge of Huntingdon. The thriving town centre is 1 mile to the south-east of the Park and the main railway station which provides direct services to London Kings Cross (48 minutes) and Peterborough (15 minutes). Huntingdon is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London.

The development is located along Percy Road which is accessed via Washingley Road which in turn is access from the A141 (Spittals Way). The A141 bypasses Huntingdon to the north and provides access to the A14 together with a direct link to the M11, M6 as well as the A1 and M1.

Nearby occupiers include Audi and VW dealerships, Anglian Water Group, Capita, Xaar, Nokia and Meridian Audio. There are a number of amenities nearby including Tesco, St John's Retail Park and Tower Fields Leisure Park with cinema and food outlets. St John's Business Park is fully serviced and has excellent utilities, infrastructure and road links in place.

Description

New high specification unit will provide flexible production space with a BREEAM rating of Very Good and an A EPC rating. The production space will have 8m eaves height, 4 loading doors, power floated concrete floor. The office space will feature a double height atrium and reception area, VRF heating and cooling system, 8 person lift and WC/Shower facilities. The first floor office space will be capable of extension if required - subject to planning.

Externally there will be a 30m yard which can be secured, 44 car parking spaces, 4 charging points, and cycle stores.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Industrial	29,300	2,722.06
1st	2,900	269.42
Total	32,200	2,991.48

Terms

The unit is available on a pre let basis by way of a new effectively full repairing and insuring lease for a term to be agreed.

Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

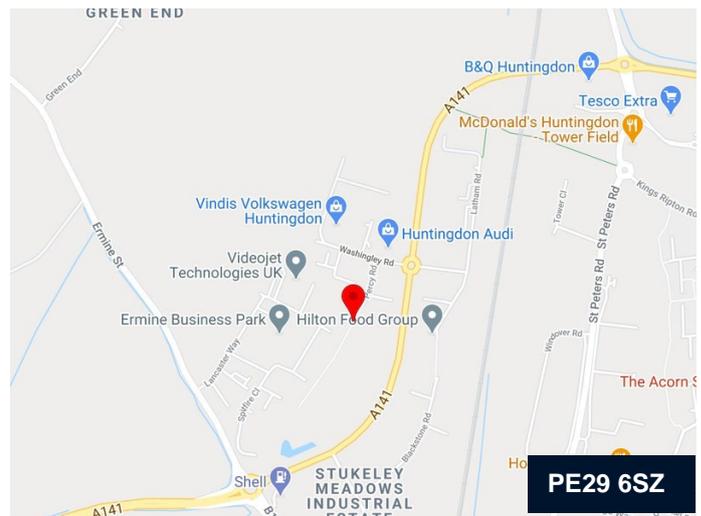
+44 (0) 7807 999 211

egree@savills.com

Rupert Dando

01223 347 037

rupert.dando@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 17/09/2020

savills