

TO LET / FOR SALE - OFFICE

1 RAMSAY COURT

Hinchingbrooke Business Park, Huntingdon, PE29 6FY



Key Highlights

- 150 to 1,241 sq ft
- Popular business park just off the A14 / close to the A1(M)
- EPC: C
- The property can be occupied as a whole / floor by floor / office by office basis
- Passenger lift and comfort cooling
- Two storey semi-detached building
- 10x car parking spaces including 1x EV charging point - plus shared parking on the estate
- 8KW solar panels saving up to £2,000 pa

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



Location

The expanding town of Huntingdon has an approximate population of 25,000 and is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London. The A14 by-passes the town and provides excellent links to M11, A1, M1 & M6. There is a main line railway station in Huntingdon with a regular service to Kings Cross. Hinchingsbrooke Business Park is located to the north-west of Huntingdon town centre. Ramsay Court comprises a development of 14 high quality office buildings. Nearby occupiers include IRIS, PCA, Top Hex and Prater. Elsewhere on the estate is The Marriott Hotel, a day nursery, Anglian Water, the NHS and a range of warehouse/industrial users.

Description

The property is a semi-detached two storey brick built office building. The offices have an entrance lobby, double glazed windows, suspended ceilings, raised floors, comfort cooling a kitchenette and a passenger lift. The property can be occupied as a whole or as two separate floors. The first floor comprises two separate offices and a meeting room, each with a rateable value below the 100% exemption threshold. One of the first floor offices is currently let on a monthly rolling basis. Externally there are 10x car parking (including 1x EV charge point) plus shared parking within the estate.

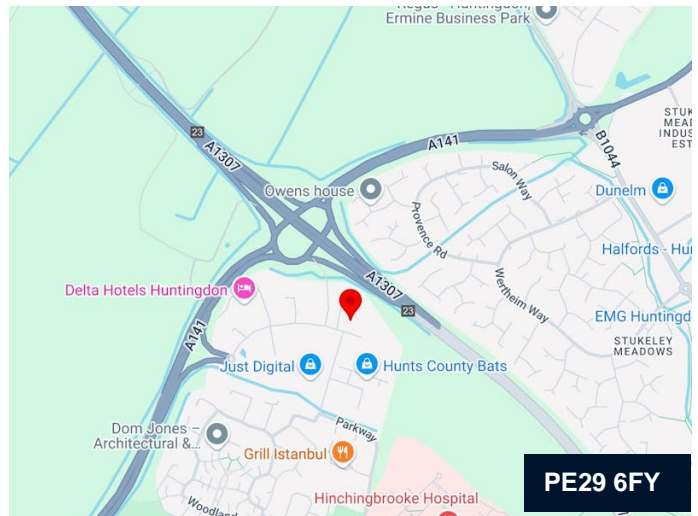
Accommodation

Note that the first floor is made up of 2x separate offices and a meeting room.

Name	sq ft	sq m	Availability
1st - Office 1	441	40.97	Available
1st - Office 2	452	41.99	Available
1st - Meeting room	150	13.94	Available
1st - Floor - whole	1,241	115.29	Available

Terms

The offices are available to let on terms to be agreed. Guide rent of £14.50 per sq ft per annum (£32,500 pa for the whole building or pro rata on a floor by floor basis) plus VAT. A 50% discount / incentive is available for the first year of the term. A sale will also be considered (long leasehold) - guide price upon application.



Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

+44 (0) 7807 999 211

egee@savills.com

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

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Energy performance certificate (EPC)

1, Ramsay Court Hinchingsbrooke Business Park HUNTINGDON PE29 6FY	Energy rating	Valid until: 30 December 2025
	C	Certificate number: 9720-5977-0385-1000-3014

Property type	B1 Offices and Workshop businesses
Total floor area	270 square metres

Rules on letting this property

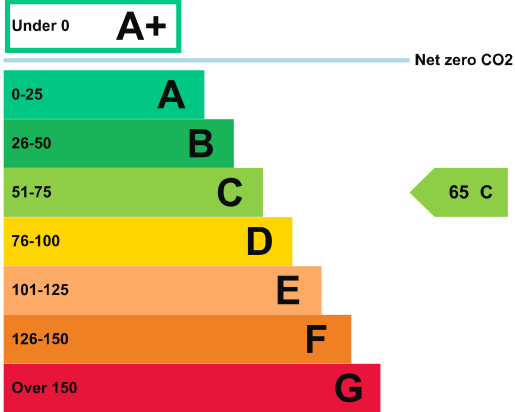
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	84 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	48.68

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9511-4002-0758-0390-0775\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael Todd
Telephone	07771 888843
Email	mike@n-r-g.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	NHER
Assessor's ID	NHER005896
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	nrg
Employer address	12 Ashleigh House, Cardington Road, Bedford MK42 0DG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 December 2015
Date of certificate	31 December 2015