

TO LET - OFFICE

THE FORUM

Ermine Business Park, Lancaster Way, Huntingdon, PE29 6XU



Key Highlights

- 2,421 to 9,158 sq ft
- Ground floor occupied entirely by Dovista UK. Part first floor occupied by the Bank of Ireland
- Parking available at a ratio of 1:257 sq ft plus use of 4 visitor spaces
- Grade A space - recently refurbished
- Nearby occupiers include Anglian Water, Mick George and Mimeo
- The offices are currently open plan but can be split to provide smaller suites

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



Location

The expanding town of Huntingdon has an approximate population of 20,000 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.

The property is located on Ermine Business Park which is easily accessible from J23 of the A14 via the A141.

Description

The Forum is a two storey office building, the first floor of which has been recently refurbished and is immediately available to let. The offices are currently open plan but can be split to provide separate suites as per the following breakdown. The ground floor was let last year in its entirety to Dovista UK. The entrance lobby/reception has also been recently refurbished and there are stairs/lift access to the self contained first floor.

Externally there is car parking at a ratio of 1:257 sq ft plus use of 4 visitor spaces.

Accommodation

Name	sq ft	sq m	Availability
Suite	9,158	850.81	Available
Total	9,158	850.81	

Service Charge

A service charge will be payable to cover the maintenance of the common areas and car park etc. Further details are available upon request.

Terms

The offices are available on to let on a new lease on terms to be agreed. Guide rent upon application. VAT will be payable on the rent.

Viewings

Strictly by appointment with the sole agents.

Business Rates

Rateable Value to be re-assessed shortly.



Contact

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Energy performance certificate (EPC)

First Floor The Forum Lancaster Way 4 Ermine Business Park Huntingdon PE29 6XU	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: 6 September 2032 <hr/> Certificate number: 1948-2884-5238-0034-4645
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Property type Offices and Workshop Businesses

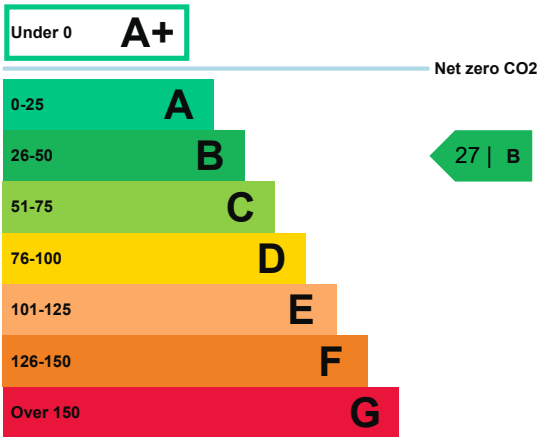
Total floor area 1413 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 10 | A

If typical of the existing stock 40 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

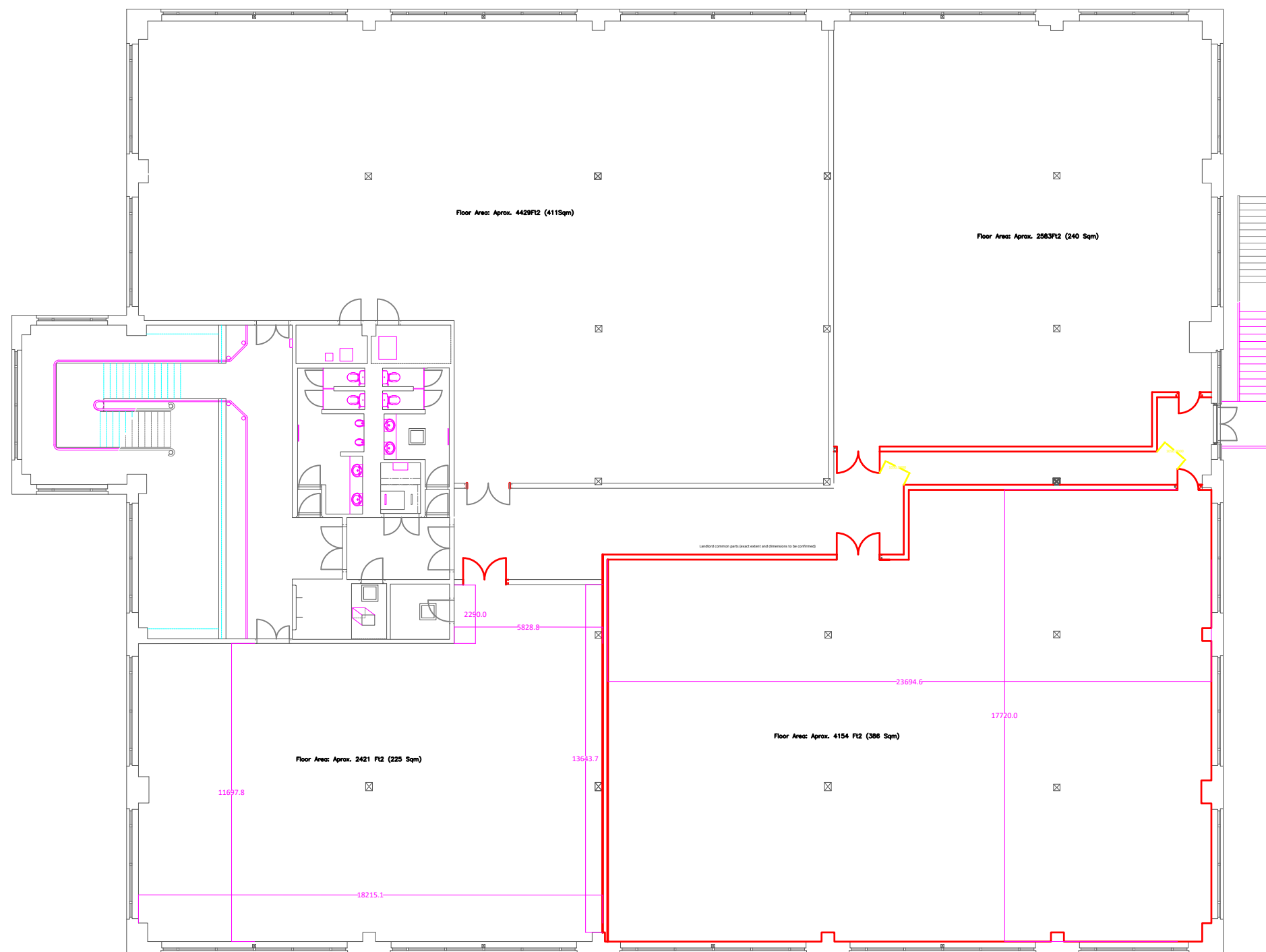
Assessor's name	Alexander Smith
Telephone	02476 233144
Email	info@wensleylawz.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018265
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Wensley & Lawz Ltd
Employer address	National Westminster Building 116-118 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 September 2022
Date of certificate	7 September 2022



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Key Notes:

Notes:

Red shaded lines denote extent of alterations

Measurements are denoted in Yellow.

Rev	Date	Description
A	13.11.2023	Amendment to fire escape route following comments from Building Control
B	17.11.2023	Amendment to fire escape route following comments from Building Control



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info@tridentbc.com
www.tridentbc.com

PROJECT

The Forum, Lancaster Way
Huntingdon PE29 6XU

TITLE

1st Floor Proposed Split

CLIENT

Threadneedle Portfolio
Management Ltd

DRAWN BY	CHECKED BY	DATE
RW	PF	02/01/24

SCALE (@ A3)	PROJECT NUMBER
1:200	P2023-0333

DRAWING NUMBER	REV
P2023-0333-02	C