

UNIT 4

Ramsay Court, Hinchingsbrooke Business Park, Huntingdon, PE29 6FY



Key Highlights

- 1,199 to 2,232 sq ft
- 5 car parking spaces available for the first floor suite
- A sale of the whole building subject to the ground floor income considered
- First floor office suite TO LET with air-conditioning
- Popular business park just off the A14 and A1(M)
- EPC Rating: C

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, two meeting rooms, kitchen/tea-point, passenger lift and security/access system. The ground has been let and the first floor suite is available.

Externally there are 5 car parking spaces for the vacant first floor suite, plus shared parking spaces within the estate. The estate also has landscaped areas with seating.

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.

Hinchingbrooke 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.

Accommodation

Name	sq ft	sq m
1st - Floor	1,199	111.39
Ground - Floor	1,033	95.97
Total	2,232	207.36

Viewings

Strictly by appointment with the sole agent.

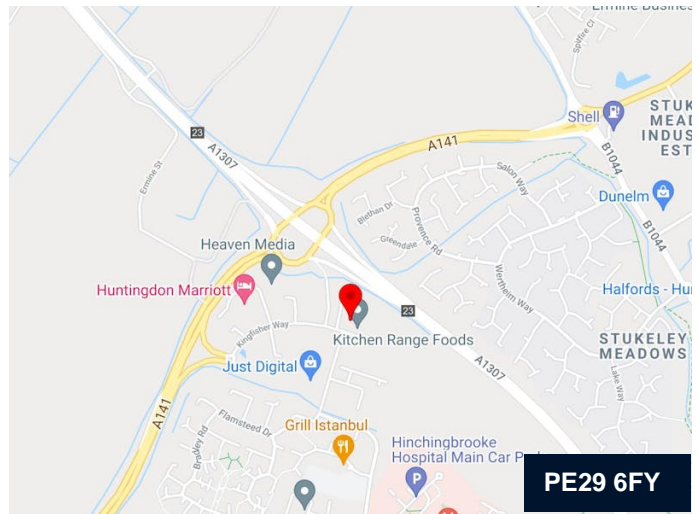
Terms

The first floor available to let.

The property is available for sale and is held on a long leasehold which expires in 3001 (980 years). Guide price of £295,000 plus VAT. Subject to the ground floor income.

Business Rates

Rates in the process of being re-assessed.



Contact

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Energy performance certificate (EPC)

4 Ramsay Court
Kingfisher Way
HINCHINGBROOKE BUSINESS PARK
PE29 6FY

Energy rating

C

Valid until: 16 December 2031

Certificate number: 8211-4510-0238-3803-3317

Property type

B1 Offices and Workshop businesses

Total floor area

266 square metres

Rules on letting this property

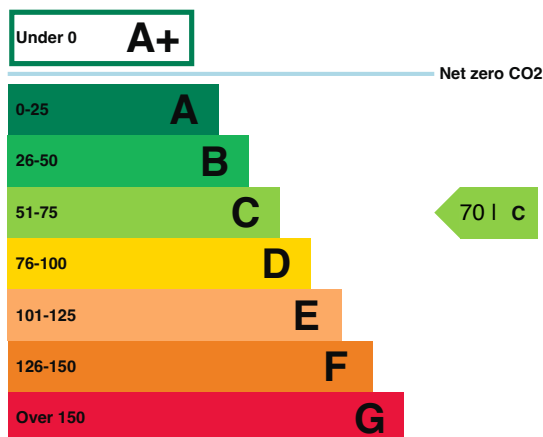
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



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

30 | B

If typical of the existing stock

87 | D

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

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	50.81
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Primary energy use (kWh/m ² per year)	301
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4961-8714-1079-4874-6342\)](/energy-certificate/4961-8714-1079-4874-6342).

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	Anthony Claydon
Telephone	01733 442096
Email	info@yesenergysurveys.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019571
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Yes Energy Surveys Ltd
Employer address	35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 December 2021
Date of certificate	17 December 2021
