TO LET / FOR SALE - INVESTMENT / OFFICE

UNIT 4

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

Key Highlights

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

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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
Total	**1,199**	**111.39**

Viewings

Strictly by appointment with the sole agent.

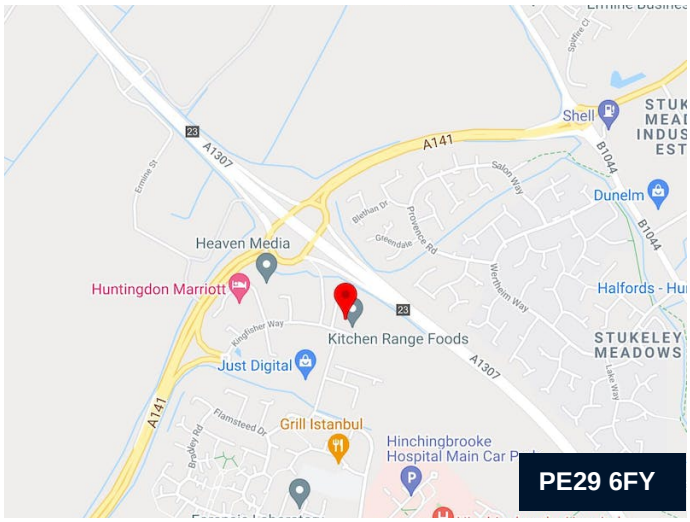
Terms

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.

The first floor available to let.

Business Rates

Rates in the process of being re-assessed.



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