

TO LET / FOR SALE - OFFICE

UNIT B, SOVEREIGN COURT, ERMINE BUSINESS PARK

Huntingdon, PE29 6XU



Key Highlights

- 2,196 to 4,483 sq ft
- Located on Ermine Business Park
- Available on a floor by floor basis or as a whole
- Detached two storey office building
- Close to A14 and A1(M) and approx 1 mile to Huntingdon town centre
- EPC Rating: D

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
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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(M) M1 and M6. Huntingdon has a main line railway station with a regular service to Kings Cross. Ermine Business Park is well established as one of Cambridgeshire's main business locations less than one mile from the A14 / A1.

Description

The property is a detached two storey brick built office building located on Ermine Business Park. The accommodation comprises a combination of open plan and partitioned offices with suspended ceilings, recessed lighting, radiator central heating and air conditioning to some rooms. There are WC facilities on each floor. Externally there is parking to the front and side of the building - approximately 20 spaces.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------|--------------|---------------|--------------|
| Ground - Floor | 2,287 | 212.47 | Available |
| 1st - Floor | 2,196 | 204.02 | Available |
| Total | 4,483 | 416.49 | |

Terms

The property is available to let on terms to be agreed. Guide rent of £40,000 per annum plus VAT.

Viewings

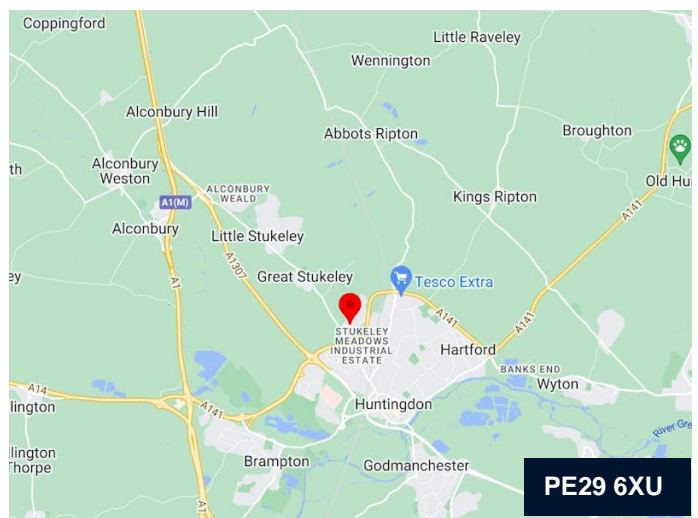
Strictly by appointment with the sole agents.

Service Charge

A service charge will be payable to cover maintenance of common areas of the estate. Details available upon request.

Business Rates

Rates payable: £29,484 per annum
(based upon Rateable Value: £54,000)



Contact

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Energy performance certificate (EPC)

GROUND FLOOR.
Unit B, Sovereign Court
Lancaster Way
HUNTINGDON
PE29 6XU

Energy rating

D

Valid until:

7 August 2034

Certificate number:

8037-6448-7903-5646-8296

Property type

Offices and Workshop Businesses

Total floor area

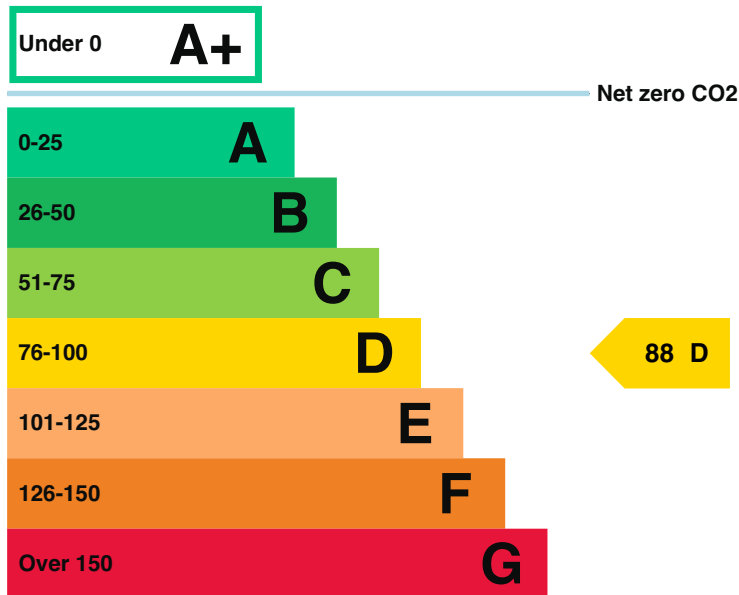
224 square metres

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 D.



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

19 A

If typical of the existing stock

77 D

Breakdown of this property's energy performance

| | |
|---|------------------|
| Main heating fuel | Natural Gas |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 28.71 |
| Primary energy use (kWh/m ² per year) | 233 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6277-5860-5971-1324-2738\)](#).

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 | Anthony Claydon |
| Telephone | 01733 442096 |
| Email | info@yesenergysurveys.com |

Contacting the accreditation scheme

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

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

About this assessment

| | |
|------------------------|--|
| 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 | 30 July 2024 |
| Date of certificate | 8 August 2024 |

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| FIRST FLOOR Unit B, Sovereign Court Lancaster Way Ermine Business Park HUNTINGDON PE29 6XU | Energy rating D | Valid until: 31 March 2026 |
| | | Certificate number: 0270-6918-0346-3402-4014 |

| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 225 square metres |

Rules on letting this property

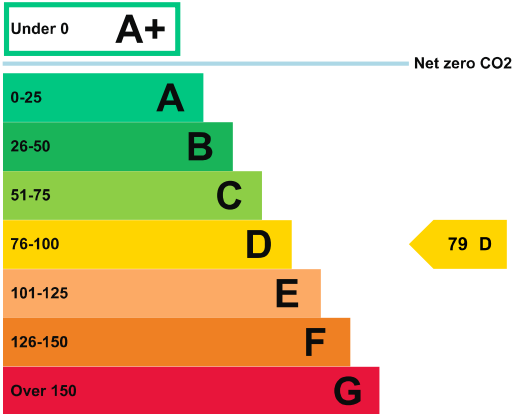
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

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

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How this property compares to others

Properties similar to this one could have ratings:

| | |
|----------------------------------|-------------|
| If newly built | 21 A |
| If typical of the existing stock | 62 C |

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 66.64 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9631-4007-0164-0402-4825\)](/energy-certificate/9631-4007-0164-0402-4825).

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 | William Wyatt |
|-----------------|---------------|

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO022885 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|--|
| Employer | Beach Energy Limited |
| Employer address | Future Business Centre, Kings Hedges Road, Cambridge, CB4 2HY |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 24 March 2016 |
| Date of certificate | 1 April 2016 |