



TO LET

Modern Serviced Offices

Cirrus House, Glebe Road, Huntingdon, Cambs, PE29 7DX

Serviced Offices Located in Prominent Business Location
Inclusive of Furnishings, Rates, Heating, Lighting and Cleaning
One Mile to A14; One Mile to Town Centre
Coded Alarm System and External CCTV Security
Ample Dedicated Car Parking to Rear of Building
Short Term Enquiries Invited

For more information please contact James Price
Tel: **01480 213811** or email: jprice@barfords.co.uk

Huntingdon

Huntingdon is an expanding town which benefits from a strategic location at the crossroads of the A14 and the A1. The town has a strong retail base and its pedestrianised High Street benefits from the presence of a selection of national multiples.

The A14 (A1-M1 link) provides an important route from the West Midlands and North West to the East Coast Ports. The town also benefits from regular rail services to Kings Cross in under the hour, and from its proximity to Stansted Airport, which is approximately 46 miles to the South via the M11 Motorway.

Location

The property is located in the long established St Peter's Road Industrial Area which benefits from an excellent position within one mile of Huntingdon Town Centre and lies about the same distance from the A14 dual carriageway at the Spittals Interchange.

There have been a number of developments which have changed the profile of the area with many of these being of a retail nature including Tesco, Carpetright, Kwik-Fit, Screwfix and Jewsons.

The Property

The property forms part of a semi-detached two storey building. The available space comprises a variety of ground and first floor offices fitted out to a good specification.

Externally, there is a large car park to the rear of the building.

Facilities

First floor kitchen with water supply drained sink, first floor male and female WC, ground floor disabled WC, modern high quality furniture, coded alarm system, CCTV and cleaning services.

Photocopier - small extra monthly and copy charge.

Use of meeting room.

Telecoms to be arranged with supplier directly. NTL connected throughout. BT available. ISDN connection and fibre optic into building.

Terms

The property is offered on a new full repairing and insuring basis on terms to be agreed. Short term lettings will be considered.

Rent

Rental offers are invited. Guide Rent: **£30 per sq ft per annum** excluding VAT.

Viewing

By appointment through the Sole Agents - **Barford + Co** on **01480 213811**.

EPC

More energy efficient



A 0-25

B 26-50

C 51-75

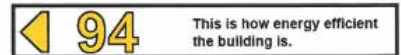
D 76-100

E 101-125

F 126-150

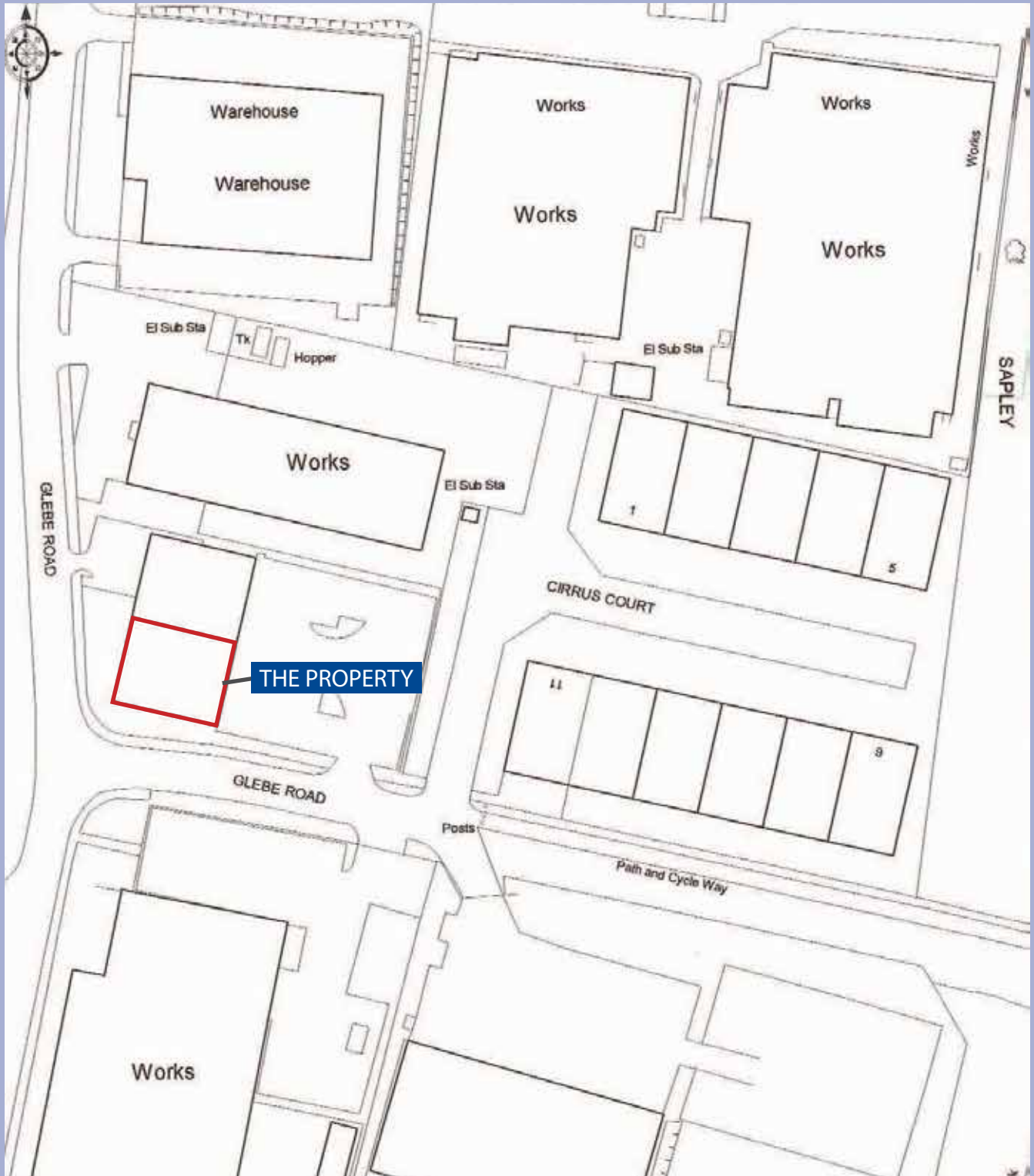
G Over 150

Less energy efficient



NOTE:

Barford + Co for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barford + Co has any authority to make or give any representation or warranty whatever in relation to this property.



Site Plan : Cirrus House, Glebe Road, Huntingdon, PE29 7DX
Ref: A-172A



Location Plan : Cirrus House, Glebe Road, Huntingdon, PE29 7DX

Ref: A-172A