

OFFICE TO LET / FOR SALE

1 Ramsay Court

Huntingdon, PE29 6FY



Key Highlights

- Passenger lift and comfort cooling
- Popular business park just off the A14 / close to the A1(M)
- Two storey semi-detached building
- EPC: C
- 10x car parking spaces including 1x EV charging point - plus shared parking on the estate
- The property can be occupied as a whole / floor by floor / office by office basis
- 8KW solar panels saving up to £2,000 pa

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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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, comfort cooling a kitchenette and a passenger lift. The property can be occupied as a whole or as two separate floors. The first floor comprises two separate offices and a meeting room, each with a rateable value below the 100% exemption threshold. One of the first floor offices is currently let on a monthly rolling basis. Externally there are 10x car parking (including 1x EV charge point) plus shared parking within the estate.

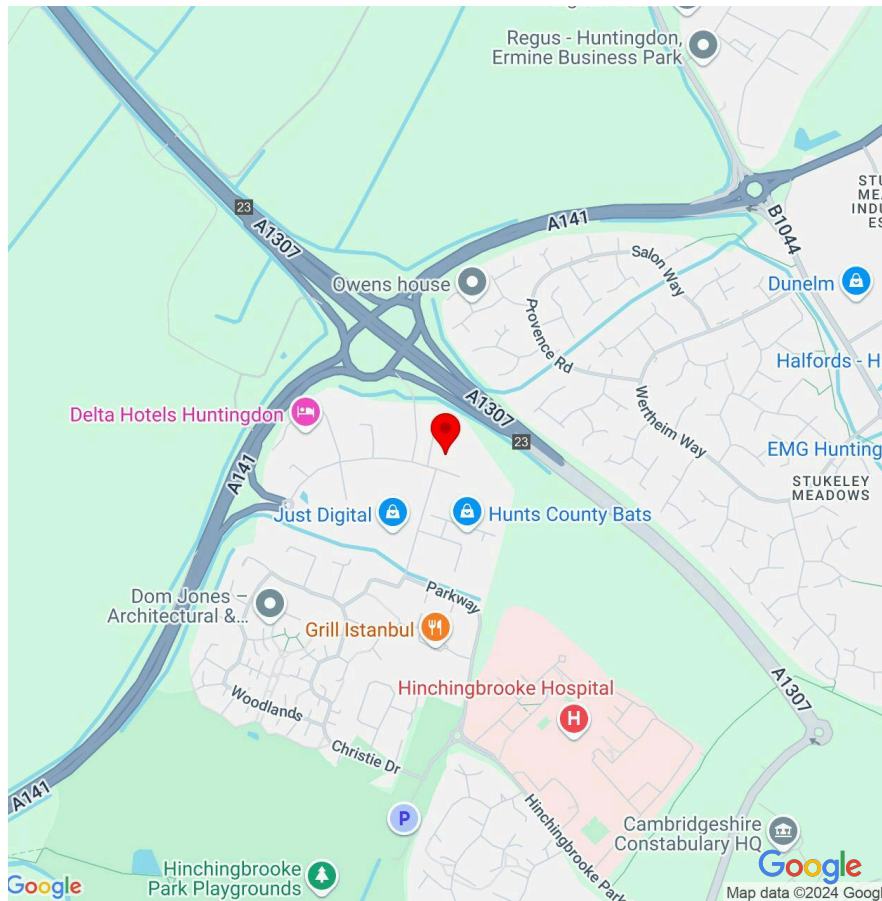
ACCOMMODATION

Note that the first floor is made up of 2x separate offices and a meeting room.

| FLOOR AREA | SQ FT | SQ M |
|---------------------|-------|------|
| 1st - Office 1 | 441 | 41 |
| 1st - Office 2 | 452 | 42 |
| 1st - Meeting room | 150 | 14 |
| 1st - Floor - whole | 1,241 | 115 |

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. Hinchingsbrooke 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.



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The offices are available to let on terms to be agreed. Guide rent of £14.50 per sq ft per annum (£32,500 pa for the whole building or pro rata on a floor by...

SERVICE CHARGE

There is an estate service charge payable for the up keep of the common areas.

BUSINESS RATES

The offices are currently assessed for Business Rates on an individual basis.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

EPC

The property currently has an EPC assessment of C - the certificate is attached.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

CONTACTS

For further information please contact:

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

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Energy performance certificate (EPC)

| | | |
|--|---------------|---|
| 1, Ramsay Court Hinchingsbrooke Business Park HUNTINGDON PE29 6FY | Energy rating | Valid until: 30 December 2025 |
| | C | Certificate number: 9720-5977-0385-1000-3014 |

| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 270 square metres |

Rules on letting this property

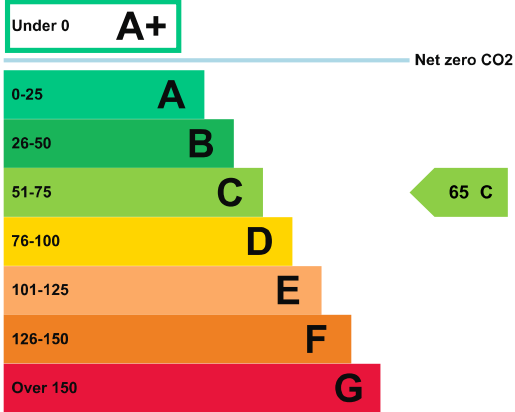
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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 | 29 B |
| If typical of the existing stock | 84 D |

Breakdown of this property's energy performance

| | |
|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 48.68 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9511-4002-0758-0390-0775\)](#).

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 | Michael Todd |
| Telephone | 07771 888843 |
| Email | mike@n-r-g.co.uk |

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | NHER |
| Assessor's ID | NHER005896 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | nrg |
| Employer address | 12 Ashleigh House, Cardington Road, Bedford MK42 0DG |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 30 December 2015 |
| Date of certificate | 31 December 2015 |