

**OFFICE TO LET**

# 6 Avro Court, Ermine Business Park

Huntingdon, PE29 6XS



## Key Highlights

- Two storey semi-detached office building
- Popular location on Ermine Business Park
- Kitchen & WC facilities
- 9 on site parking spaces
- Air conditioning to some rooms
- EPC: D
- Side loading for access / deliveries

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

**01733 344414**

[savills.co.uk](http://savills.co.uk)

**savills**

## DESCRIPTION

Unit 6 Avro Court comprises a modern semi-detached two storey office with glazed frontage and lobby area. The offices have double glazed windows, suspended ceilings, a mixture of LED and fluorescent lighting and air conditioning to some areas.

The ground floor consists of an entrance lobby/area, WC's, kitchenette and partitioned offices. The first floor provides further partitioned offices and a kitchenette. It would be possible to split the building on a floor by floor basis if required. There is access to a boarded loft area for additional storage if required.

Externally there are 9 car parking spaces. There is a double door and roller shutter to the side of the property for access / deliveries.

## ACCOMMODATION

The property has the following net internal areas:

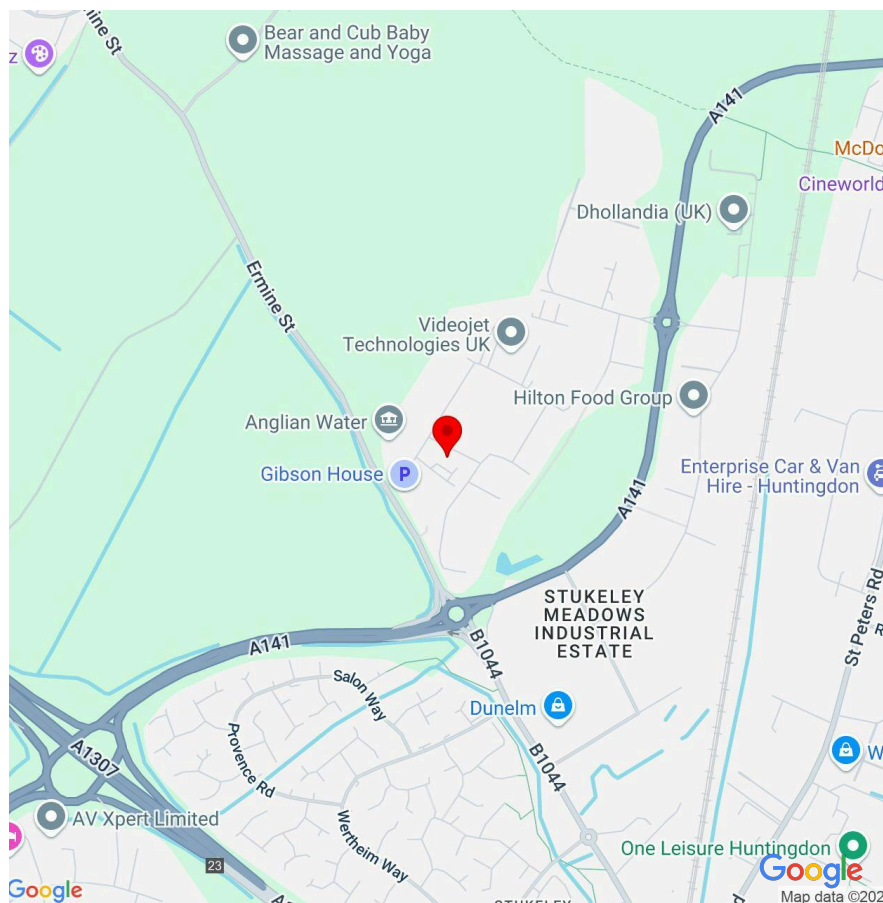
FLOOR AREA	SQ FT	SQ M
Ground - Floor	883	82
1st - Floor	1,058	98
<b>TOTAL</b>	<b>1,941</b>	<b>180</b>

## LOCATION

Huntingdon is located approximately 18 miles south of Peterborough, 21 miles to the north-west of Cambridge and 39 miles east of Northampton. Due to the excellent transportation links and strategic logistic location, Huntingdon has become a highly established commercial area.

The town is located approximately 4 miles from the A1(M) and A14 with easy access to London Stansted airport via the A14 and M11. London Luton airport is approximately 51 miles south of the property.

There is also a direct rail link from Huntingdon with frequent service to London Kings Cross with an approximate journey time of 56 minutes.

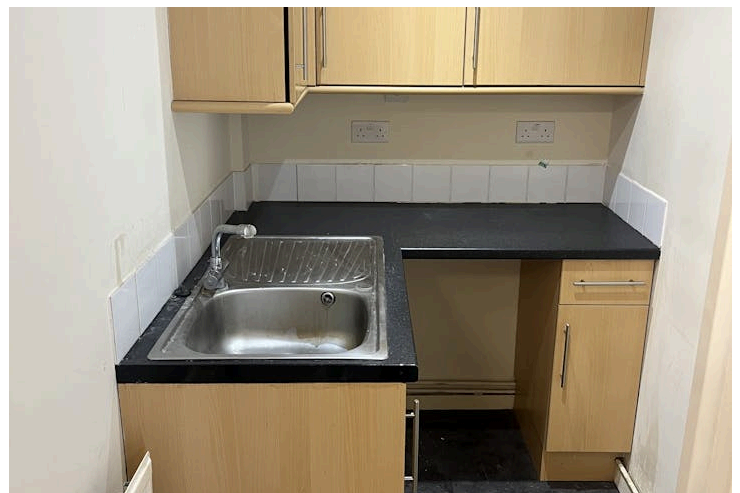


Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

savills.co.uk

savills



---

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

**01733 344414**

[savills.co.uk](http://savills.co.uk)





## VIEWINGS

Strictly by appointment with the sole agents.

## TERMS

The unit is available to let on terms to be agreed. Guide rent of £24,000 per annum.

## ANTI-MONEY LAUNDERING REGULATIONS

To comply with AML Regulations, two forms of ID and confirmation of the source of funding will be required and/or confirmation of corporate structure.

## BUSINESS RATES

The property currently has a Rateable Value of £25,000, meaning rates payable of £12,475 per annum (whole building).

## SERVICE CHARGE

A service charge is payable towards the maintenance of common areas of the estate. The current annual charge is £700 plus VAT.

## PLANNING

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

## EPC

The property has an EPC Rating of D.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## 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

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 07.08.2025

savills