OFFICE TO LET

Ermine Business Park

Huntingdon, PE29 6XU

Key Highlights

- Grade A open plan space
- Parking at a ratio of 1:257 sq ft
- Potential to split to provide smaller suites
- Nearby occupiers include Anglian Water, Mick George and Mimeo
- Ground floor occupied entirely by Dovista UK. Part first floor occupied by Bank of Ireland
- Recently refurbished with air conditioning

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

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DESCRIPTION

The Forum is a two storey office building, the available space on the first floor which has been recently refurbished is immediately available to let. The offices are currently open plan but can be split to provide separate suites. The ground floor is let in its entirety to Dovista UK, with part of the first floor let to Bank of Ireland. The entrance lobby/reception has also been recently refurbished and there are stairs/lift access to the self contained first floor.

Externally there is car parking at a ratio of 1:257 sq ft plus use of 4 visitor spaces.

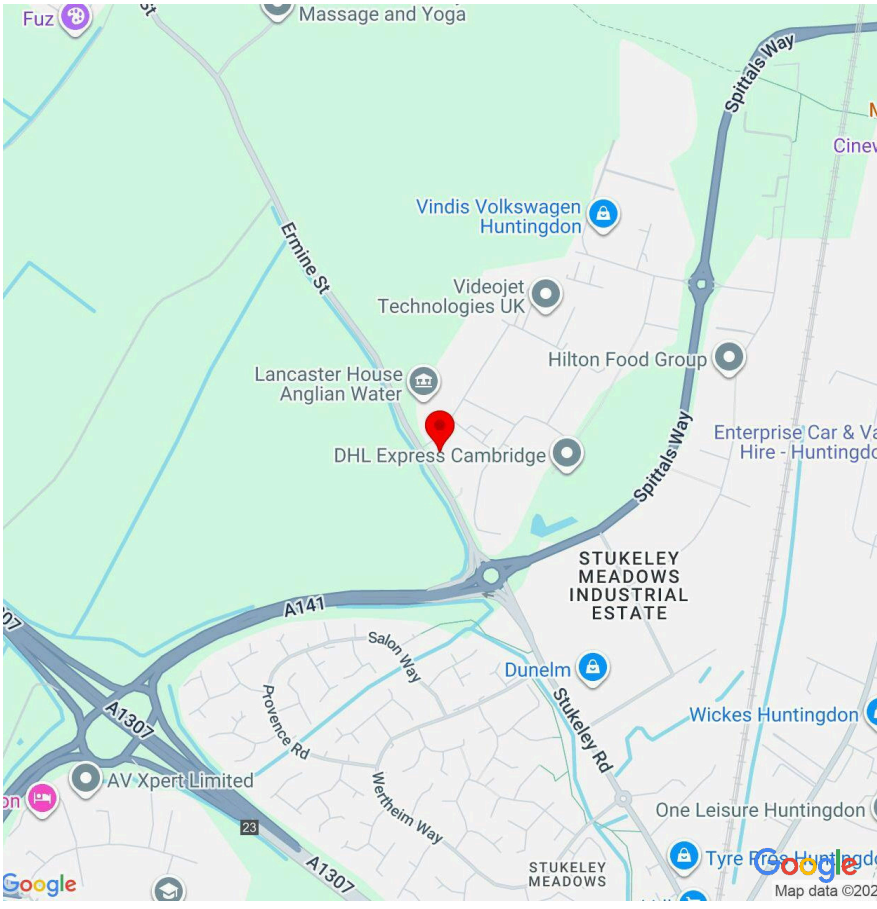
ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
1st - Part first floor	9,158	851
TOTAL	**9,158**	**851**

LOCATION

Huntingdon is a market town located in Cambridgeshire, offering a strategic position proximate to leading educational, science and innovation hub of Cambridge. Situated under 25 minutes-drive from Cambridge the town is a convenient and low-cost alternative location for those who need to travel frequently to the renowned university city.

The expanding town of Huntingdon has an approximate population of 20,000 and is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London. The property is exceptionally well connected from both road and rail. 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.



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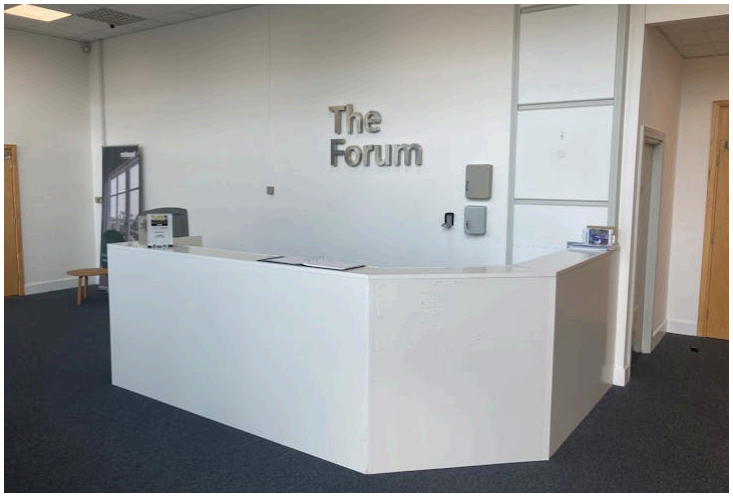

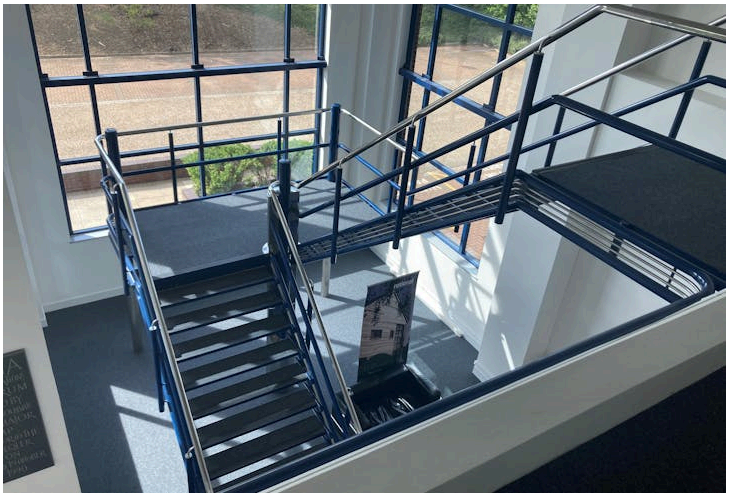

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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The offices are available on to let on a new lease on terms to be agreed. Guide rent upon application. VAT will be payable on the rent.

VAT

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

BUSINESS RATES

Rateable Value to be re-assessed shortly.

SERVICE CHARGE

A service charge will be payable to cover the maintenance of the common areas and car park etc. Further details are available upon request.

PLANS

Floor plans available upon request.

EPC

The property currently has an EPC assessment of B - 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:

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Energy performance certificate (EPC)

First Floor The Forum Lancaster Way 4 Ermine Business Park Huntingdon PE29 6XU	Energy rating **B**	Valid until: **6 September 2032** Certificate number: **1948-2884-5238-0034-4645**

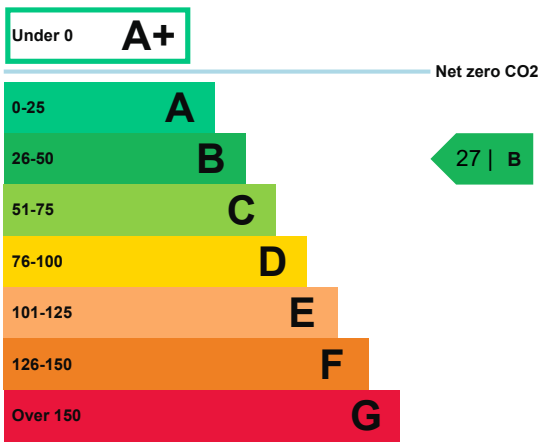
Property type	Offices and Workshop Businesses
Total floor area	1413 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 | A
If typical of the existing stock	40 | B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	9.48
Primary energy use (kWh/m2 per year)	99

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3709-9146-9863-1191-3393).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

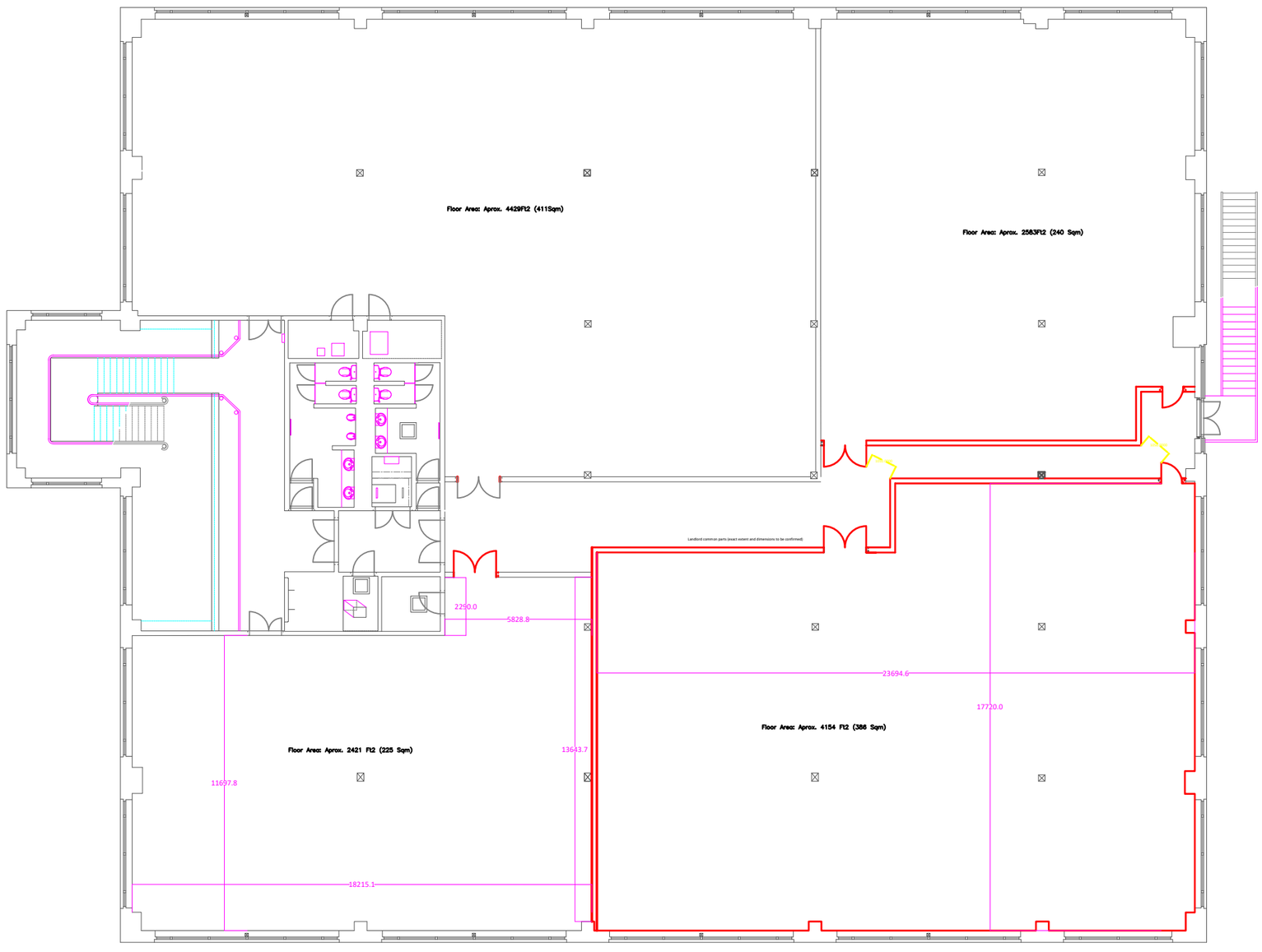
Assessor's name	Alexander Smith
Telephone	02476 233144
Email	info@wensleylawz.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018265
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Wensley & Lawz Ltd
Employer address	National Westminster Building 116-118 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 September 2022
Date of certificate	7 September 2022



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Key Notes:

Notes:

Red shaded lines denote extent of alterations

Measurements are denoted in Yellow.

Rev	Date	Description
A	13.11.2023	Amendment to fire escape route following comments from Building Control
B	17.11.2023	Amendment to fire escape route following comments from Building Control

Trident

Trident Building Consultancy Ltd
5th Floor, 26 Throgmorton Street, London, EC2N 2AN
Tel: 020 7280 8181
info@tridentbc.com
www.tridentbc.com

PROJECT

The Forum, Lancaster Way
Huntingdon PE29 6XU

TITLE

1st Floor Proposed Split

CLIENT

Threadneedle Portfolio Management Ltd

DRAWN BY	CHECKED BY	DATE
RW	PF	02/01/24

SCALE (@ A3)	PROJECT NUMBER
1:200	P2023-0333

DRAWING NUMBER	REV
P2023-0333-02	C