

MODERN AIR CONDITIONED OFFICES

TO LET



6 Avro Court, Ermine Business Park, Huntingdon, Cambridgeshire
PE29 6XS
811.1230762



6 AVRO COURT

ERMINE BUSINESS PARK, HUNTINGDON, CAMBRIDGESHIRE, PE29 6XS



Agreement

To Let



Detail

Offices



Rent

£21,000 pa



Size

180 sq m (1,941 sq ft)



Location

Huntingdon, PE29 6XS



Property ID

811.1230762

For Viewing & All Other Enquiries Please Contact:



Stephen Power

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Director

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Property

A modern semi-detached purpose built office unit within the popular Avro Court development forming part of the Ermine Business Park. The unit comprises predominantly open plan offices over both ground and first floors benefitting from separate male, female and disabled WC's together with a kitchenette facility on each floor. Externally, there is car parking for approximately 9 vehicles and an additional storage bay alongside the building.

The unit benefits from a glazed entrance lobby with double height ceiling with doors off to both ground floor offices and disabled WC with stairs leading to the open plan first floor with WC's and access through to the offices.

The property can be let either as a whole but consideration will be given to splitting the unit on a floor by floor basis.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Ground floor	82	883
First floor	98	1,058
Total NIA	180	1,941

Services

Mains electricity (3 phase), gas and water are understood to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Huntingdonshire District Council
Description: Offices and Premises
Rateable value: £23,250
Period: 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: D (79)

A copy of the EPC is available on our website.

Tenure

The property is available To Let by way of a new lease on terms to be agreed.

Rent

£21,000 per annum.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details are available from the agents.

VAT

We understand that VAT will be charged on the rent.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Contact:

BTG Eddisons – Stephen Power 01480 415728

Savills





