

**MODERN OPEN PLAN OFFICES**

**FOR SALE/TO LET**



**Unit 10A Aspen House, Vantage Park, Washingley Road, Huntingdon, Cambridgeshire  
PE29 6SR**

811.1228124



**BTG  
Eddisons**

# UNIT 10A ASPEN HOUSE

VANTAGE PARK, WASHINGLEY ROAD, HUNTINGDON, CAMBRIDGESHIRE, PE29 6SR



Agreement

For Sale/To Let



Detail

Offices



Price/Rent

£255,000  
£26,500



Size

197.20 sq m (2,122 sq ft)



Location

Huntingdon, PE29 6SR



Property ID

811.1228124

**For Viewing & All Other Enquiries Please Contact:**



**STEPHEN POWER**  
MRICS MCIQB  
Director

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## Property

Aspen House is a modern detached two storey office building with four office suites located over two floors. Suite 10A is located at the front of the building and is accessed by way of a shared central corridor, with separate male, female and disabled WC facilities located off.

The offices are predominantly open plan and benefit from raised floors, suspended ceilings incorporating LED lighting and air conditioning and are fully carpeted with a kitchenette facility on the first floor.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground floor	78.71	847
First floor	118.49	1,275
Storeroom	5.17	56
Total NIA	197.20	2,122

## Energy Performance Certificate

Rating: C (61)

A copy of the EPC is available on our website.

## Services

Mains electricity, water and drainage are 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 uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

## Rates

**Charging Authority:** Huntingdonshire District Council  
**Description:** Office and Premises  
**Rateable Values:** Ground floor - £11,500  
First floor - £17,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

## Price

£255,000.

The property is offered for sale with full vacant possession on completion.

## Rent

£26,500 per annum.

## Lease Term

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

## Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the building and to the wider part of the estate.

## VAT

We understand that VAT is payable in respect of the property.

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

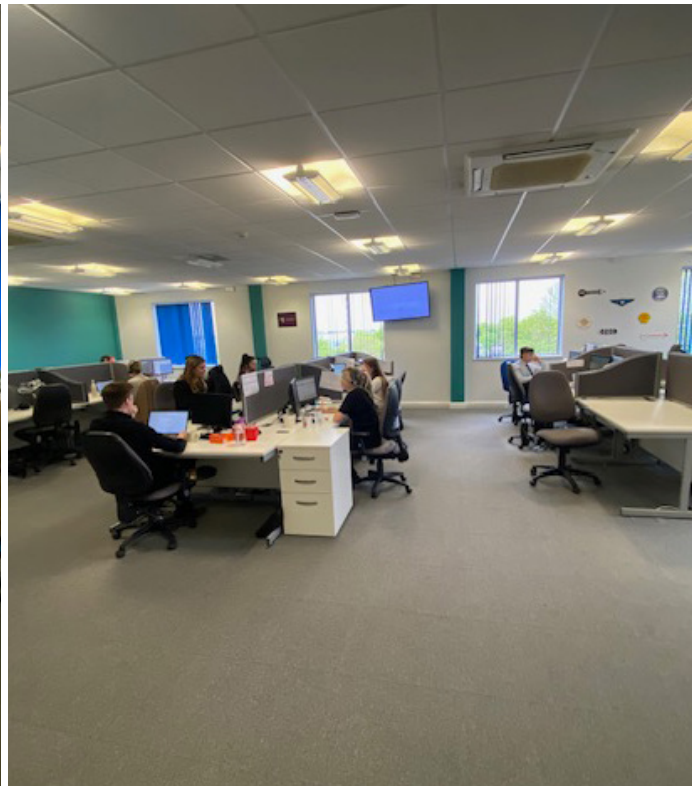
## Location

Huntingdon is located approximately 60 miles north of London, 17 miles north-west of Cambridge (under 30 minutes by car) and 23 miles south of Peterborough (under 30 minutes by car). Road communications are excellent via the nearby A14 and A1 which lead to the M11, M1 and M6. There is a regular rail service to London (Kings Cross/St Pancras) which can be reached in approximately 1 hour.

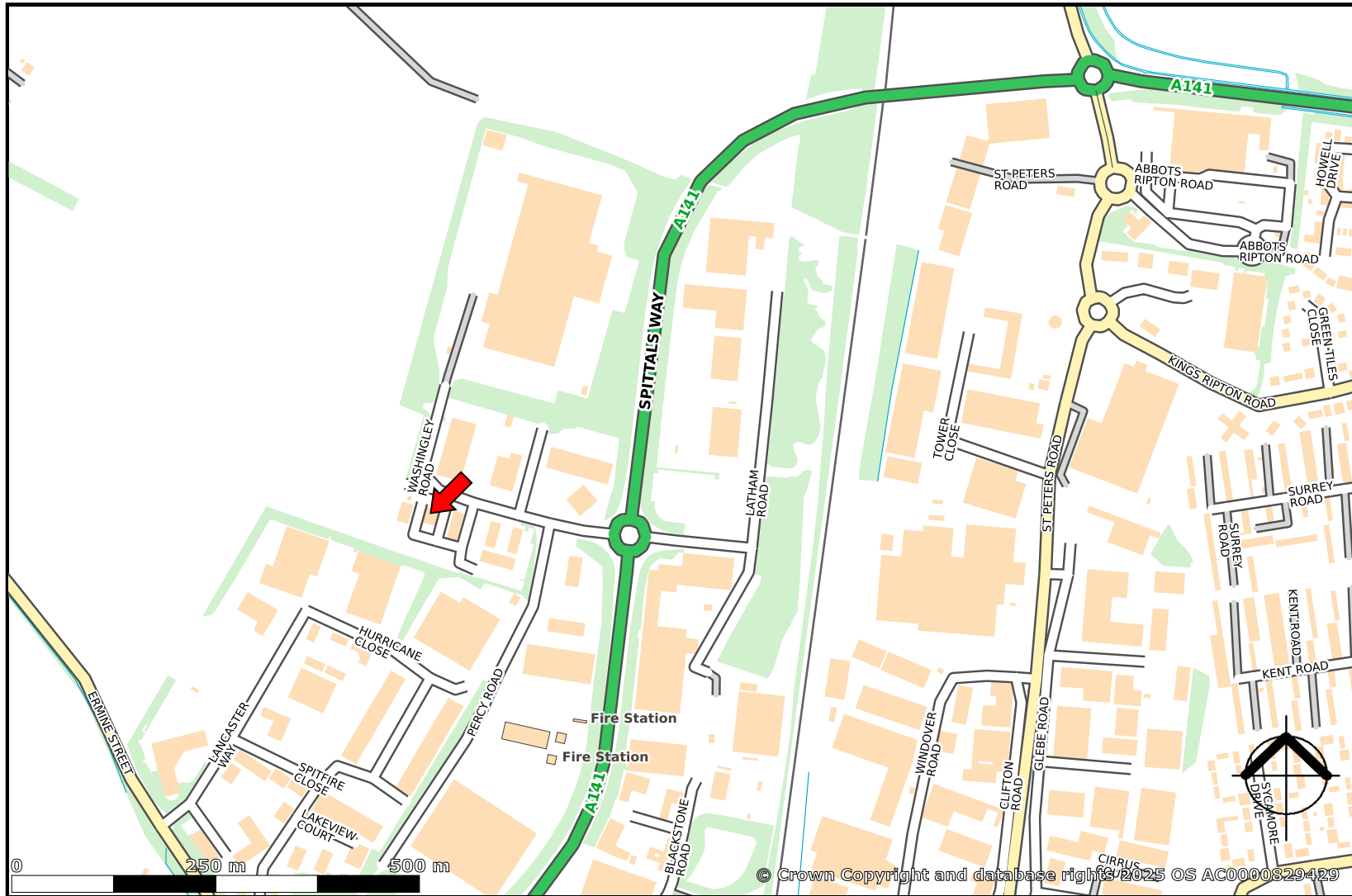
Vantage Park is a popular modern office park situated on the northern edge of Huntingdon suitably located for the A141 which in turn provides access to both the A14 east and west, and the A1(M) north and south. The junction of the A14/ A1(M) is located approximately 2 miles west of the park.

Within the park there are several high quality modern offices occupied by a range of both local and regional businesses.





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