

MODERN WORKSHOP/WAREHOUSE UNIT WITH OFFICES

FOR SALE



**8/9 Osprey Court, Hinchingsbrooke Business Park, Huntingdon, Cambridgeshire
PE29 6FN**

811.115596



8/9 OSPREY COURT

HINCHINGBROOKE BUSINESS PARK, HUNTINGDON, CAMBRIDGESHIRE, PE29 6FN



Agreement

For Sale



Detail

Industrial



Price

£760,000



Size

581.89 sq m (6,263 sq ft)



Location

Huntingdon, PE29 6FN



Property ID

811.115596

For Viewing & All Other Enquiries Please Contact:



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Property

A modern detached double fronted industrial unit of steel portal frame construction with brick and block lower walls and profile steel cladding to the first floor elevations under a steel clad pitched roof. The property benefits from 2 roller shutter loading doors on the front elevation alongside a separate pedestrian access.

Internally, Unit 8 has the benefit of offices on both ground and first floors, and there is additional mezzanine storage platforms within both sides of the unit.

The unit offers flexible modern accommodation which can be split into 2 self-contained workshop units.

Externally, there is extensive on-site car parking in a cul-de-sac location enabling additional car parking with some double parking.

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	284.72	4,141
First floor offices	88.02	947
Mezzanine storage platforms	109.15	1,175
Total GIA	581.89	6,263

Energy Performance Certificate

Rating: C (69)

A copy of the EPC is available on our website.

Services

Mains electricity, water and drainage 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: Warehouse and Premises
Rateable Value: £38,750

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.

Tenure

The property is available For Sale freehold, on terms to be agreed.

Price

£760,000.

Service Charge

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

VAT

We understand that VAT will be charged 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.

The property is situated on the established Hinchingsbrooke Business Park, only a short distance from the junction at Brampton Hut with the A1/A14. The building is situated within Osprey Court, in a cul-de-sac location.







