

**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**

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## 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:

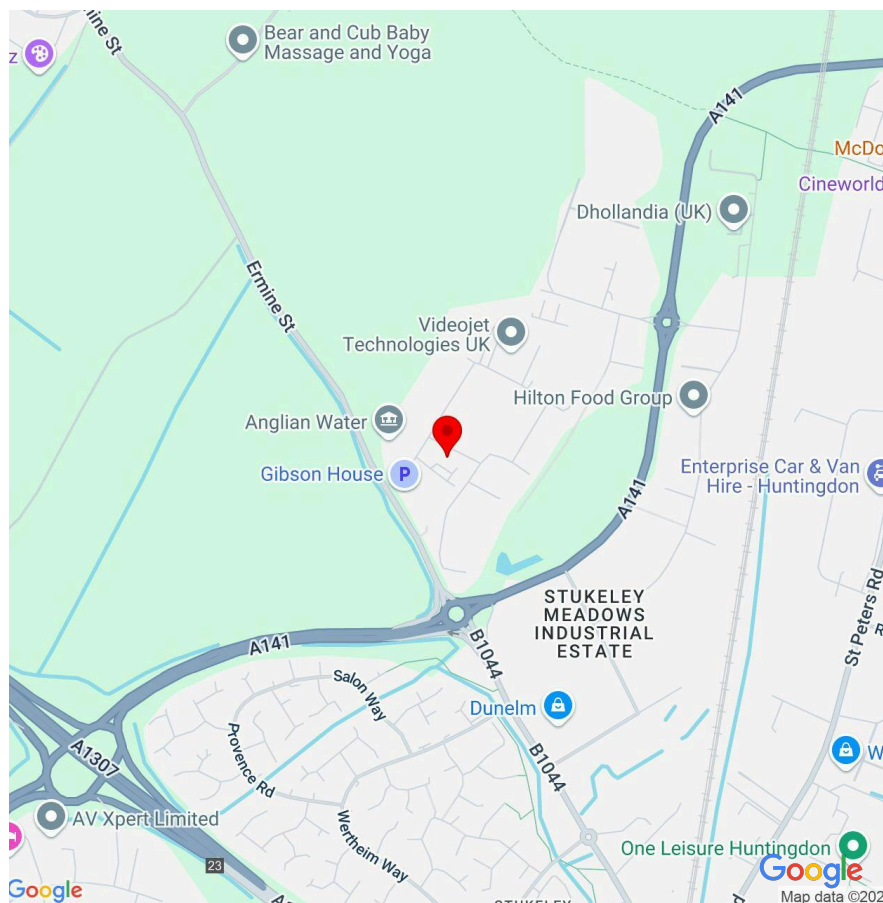
FLOOR AREA	SQ FT	SQ M
Ground - Floor	883	82
1st - Floor	1,058	98
<b>TOTAL</b>	<b>1,941</b>	<b>180</b>

## 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.



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## 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 VOA website lists the property with a rateable value of £25,000 (2025-26). From 1st April 2026, the rateable value will reduce to £23,250.

## 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:

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