



01480 213811 | grace.burke@brown-co.com



CIRRUS HOUSE, Glebe Road, Huntingdon, PE29 7DL
GUIDE RENT: From £30 per sq ft per annum

Modern Serviced Offices

- Serviced Offices Located in Prominent Business Location
- Inclusive of Furnishings, Rates, Heating, Lighting and Cleaning
- One Mile to A14; One Mile to Town Centre
- Coded Alarm System and External CCTV Security
- Ample Dedicated Car Parking to Rear of Building
- Short Term Enquiries Invited



Location

Huntingdon is an expanding town which benefits from a strategic location at the crossroads of the A14 and the A1. The town has a strong retail base and its pedestrianised High Street benefits from the presence of a selection of national multiples. The A14 (A1-M1 link) provides an important route from the West Midlands and North West to the East Coast Ports. The town also benefits from regular rail services to Kings Cross in under the hour, and from its proximity to Stansted Airport, which is approximately 46 miles to the South via the M11 Motorway.

The property is located in the long-established St Peter's Road Industrial Area which benefits from an excellent position within one mile of Huntingdon Town Centre and lies about the same distance from the A14 dual carriageway at the Spittals Interchange.

There have been a number of developments which have changed the profile of the area with many of these being of a retail nature including Tesco, Carpetright, Kwik-Fit, Screwfix and Jewsons.

Accommodation

The property forms part of a semi-detached two storey building. The available space comprises a variety of ground and first floor offices fitted out to a good specification.

Externally, there is a large car park to the rear of the building. Facilities

First floor kitchen with water supply drained sink, first floor male and female WC, ground floor disabled WC, modern high quality furniture, coded alarm system, CCTV and cleaning services. Photocopier - small extra monthly and copy charge.

Use of meeting room.

Telecoms to be arranged with supplier directly. NTL connected throughout. BT available. ISDN connection and fibre optic into building.

Terms

The property is offered on a new full repairing and insuring basis on terms to be agreed. Short term lettings will be considered.

Rent

Rental offers are invited. Guide Rent: £30 per sq ft per annum excluding VAT.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co Barfords

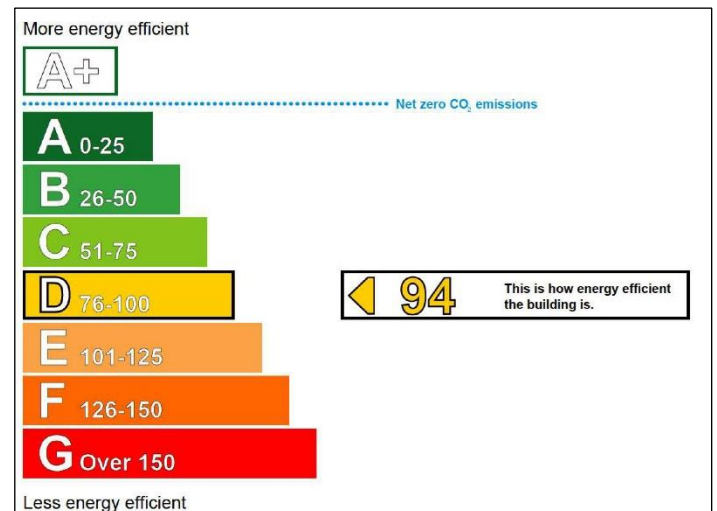
St Neots Office
Wyboston Lakes
Great North Road
Wyboston
Bedfordshire
MK44 3AL

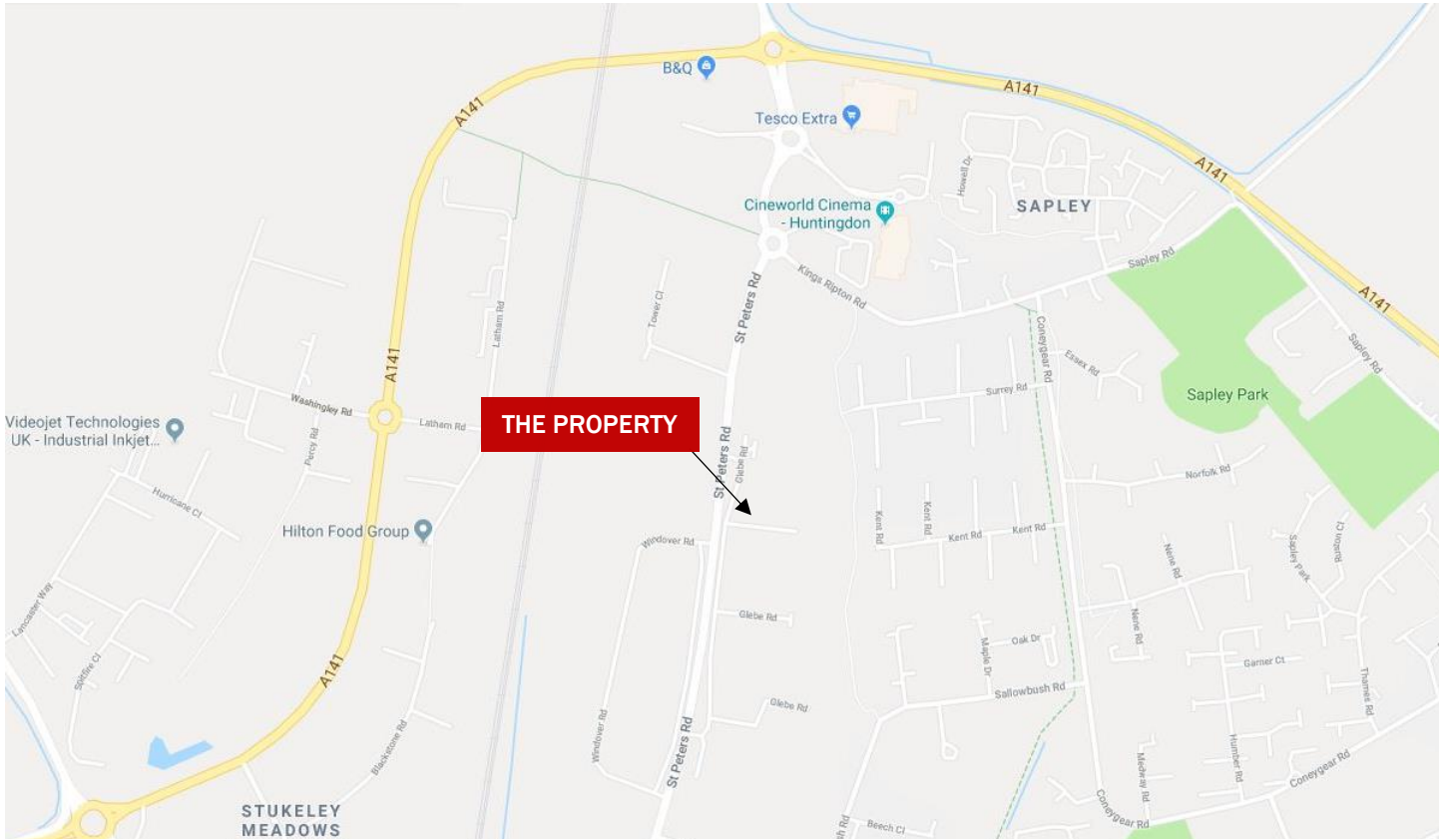
Grace Burke

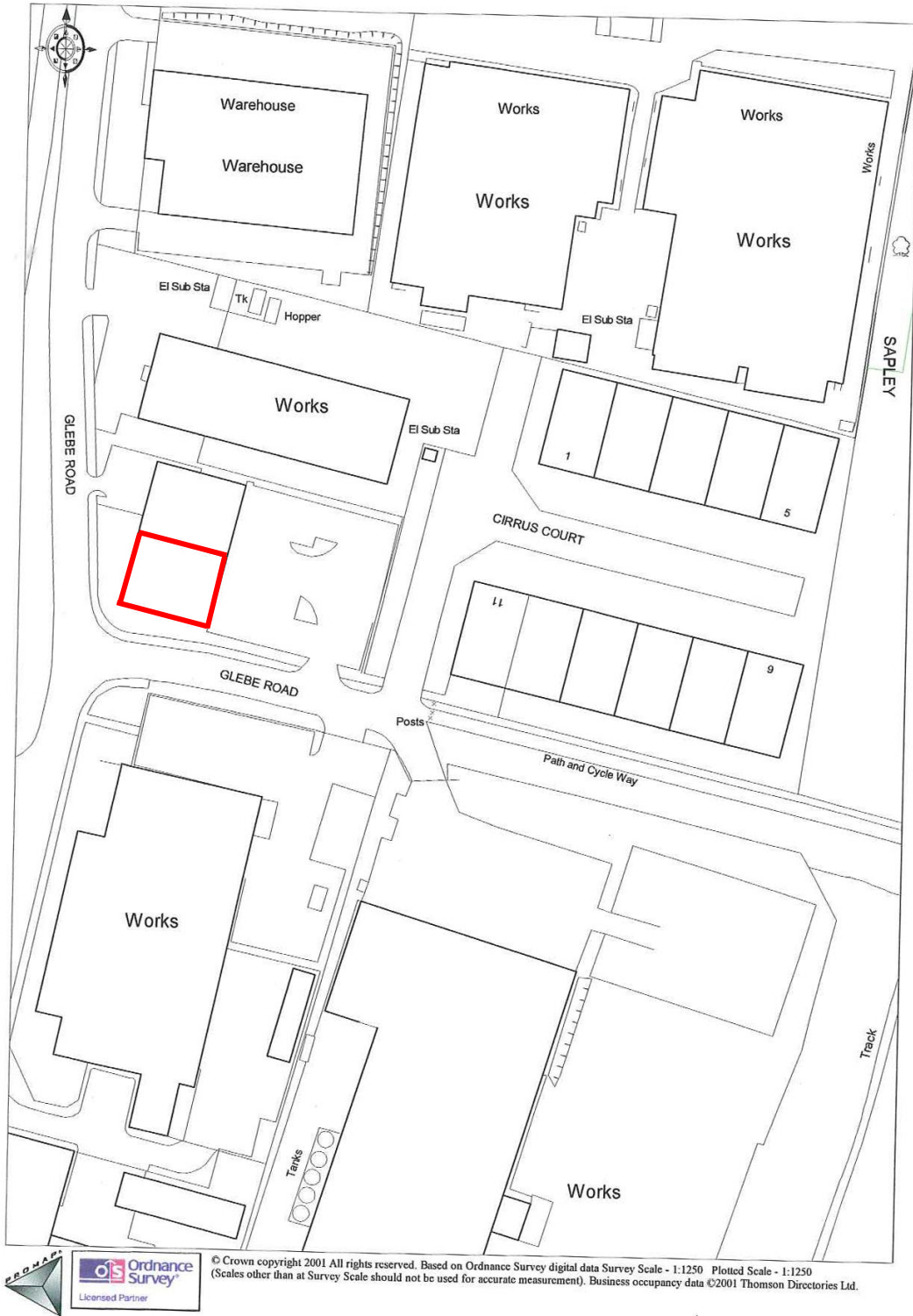
01480 213811
grace.burke@brown-co.com

EPC Rating

The EPC is D







IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.