



3 Percy Road, St John's Park, Huntingdon, Cambridgeshire
PE29 6SZ

811.179563



BTG
Eddisons

3 PERCY ROAD

ST JOHN'S PARK, HUNTINGDON, CAMBRIDGESHIRE, PE29 6SZ



Agreement

To Let (May Sell)



Detail

Office



Rent

On Application



Size

428.93 sq m to 867.43 sq m
(4,617 sq ft to 9,337 sq ft)



Location

Huntingdon, PE29 6SZ



Property ID

811.179563

For Viewing & All Other Enquiries Please Contact:



STEPHEN POWER
MRICS MCIOB
Director

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07866 165016
01480 451578

Property

3 Percy Road is a grade A detached 2 storey office building built in 2010 and comprises high quality open plan offices on both ground and first floors with a fully glazed atrium. There are WC and kitchenette facilities on both floors, shower room and a passenger lift (8 person) to the first floor.

The offices benefit from comfort cooling, Cat II lighting, raised floors and suspended ceilings throughout. The accommodation lends itself to being let either as a whole or on a floor by floor basis.

The property sits in a substantial plot of 0.73 acres, providing 43 allocated car parking spaces and landscaped areas and includes 2 electric car charging points and a bicycle store.

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	428.93	4,617
First Floor	438.50	4,720
Total NIA	867.43	9,337

Energy Performance Certificate

Rating: D (89)

A copy of the EPC is available on our website.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

Mains water and electricity are understood to be available to the premises. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

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 Council
Description: Office and Premises
Rateable Values: GF £62,500, FF £74,500

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 To Let on new lease (s) on terms to be agreed.

Rent

On application. Consideration will be given to letting on a floor by floor basis.

Price

Offers for the freehold may be considered.

VAT

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

Service Charge

A service is levied for the upkeep and maintenance of the grounds. Further details available on request.

Legal Costs

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

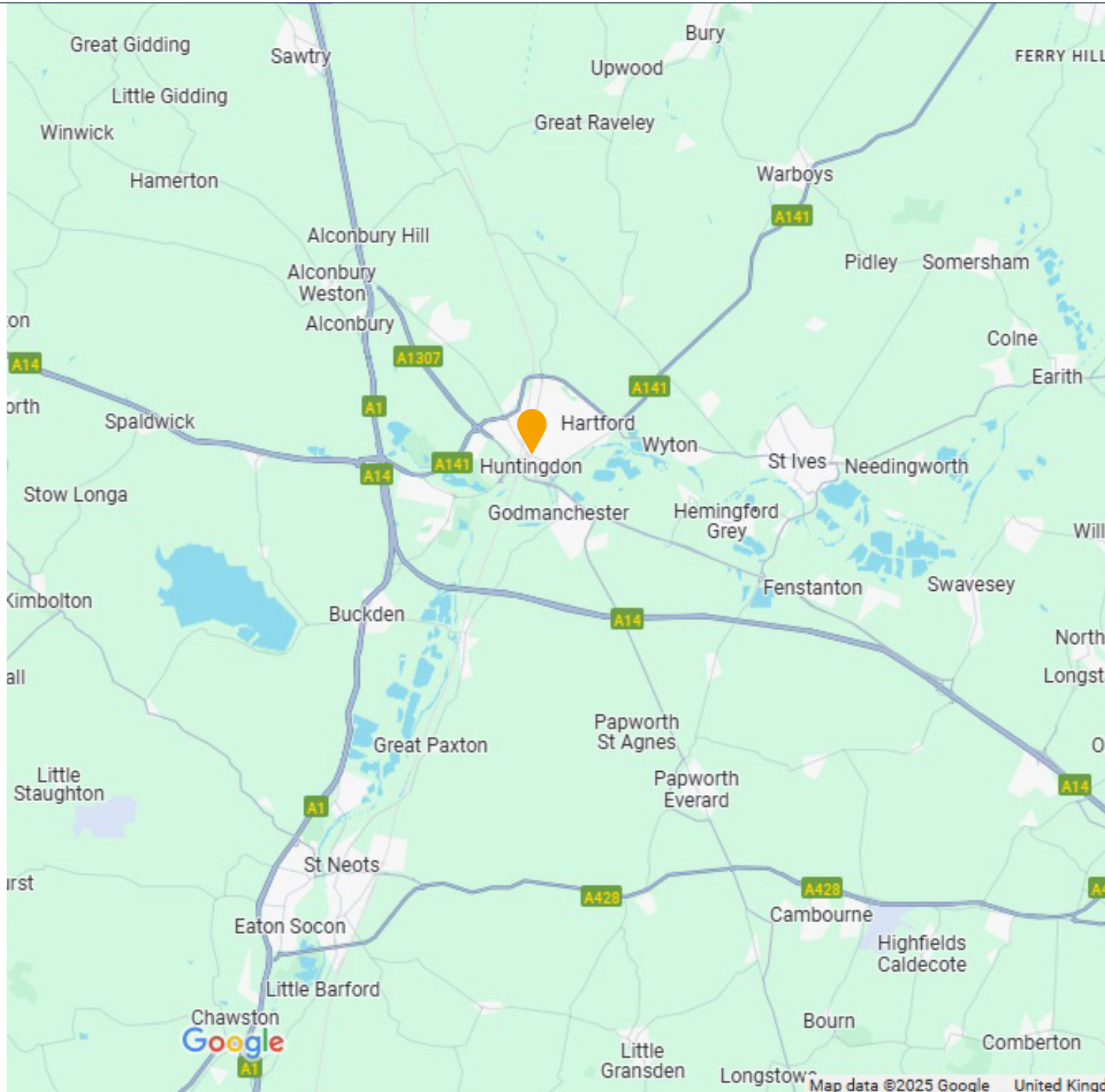
Anti-Money Laundering

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 tenants/purchaser prior to instruction of solicitors.

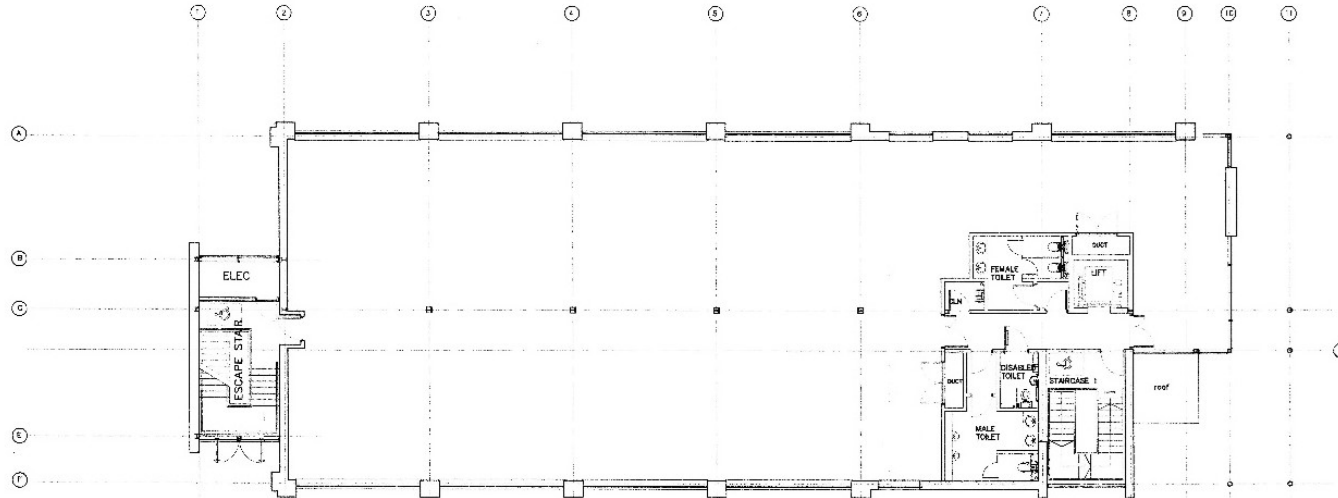
Location

The expanding town of Huntingdon has a population of around 24,000 and lies approximately 60 miles north of London, 16 miles north-west of Cambridge and 22 miles south of Peterborough. The A14 trunk road bypasses the town providing a dual-carriageway route linking east coast ports with the M11, A1 and M1/M6. The A14 has recently undergone a substantial upgrade which significantly reduces journey times. The A1 lies two miles to the west of the town centre, and there is a mainline railway station in Huntingdon with frequent services to London (King's Cross/St Pancras International).

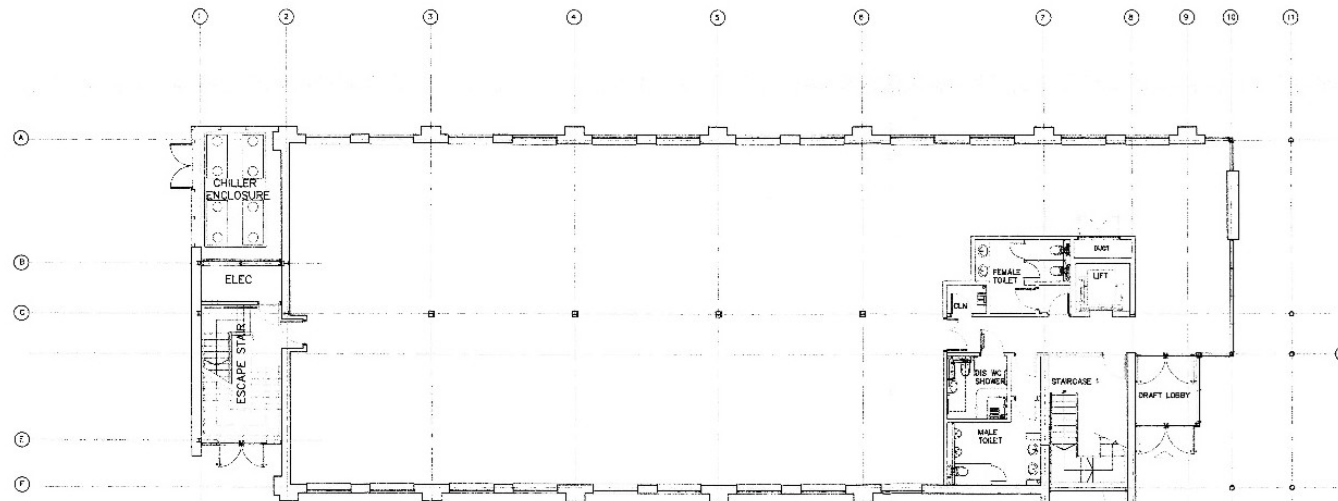
3 Percy Road is located near the entrance to St John's Park Business Park alongside the A141 northern ring road and as such benefits from quick access to the A1 and A14 at the Brampton Hut junction (3 miles). The location is also convenient for both Huntingdon town centre and nearby trade park facilities.







FIRST FLOOR



GROUND FLOOR

Do not scale from this drawing
 To be read in conjunction with other contract documents & especially drawings on site. It is the responsibility of the contractor to ensure that all work is carried out in accordance with the contract documents.
 All dimensions shown shall be to be checked on site.
 If any dimensions are shown to be checked on site, the contractor shall be responsible for ensuring that all work is carried out in accordance with the contract documents.
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REVISIONS
 NO. 1
 DATE 16/05/06
 BY [Name]
 CHECKED BY [Name]

This plan complies with Part M of the Building Regulations 2010.
 Drawing Reference: 1155-L101 Rev. PL2
 This is an additional document
 Application Type: [Type]
 Date/Scale/Sheet: [Date/Scale/Sheet]

AMENDED

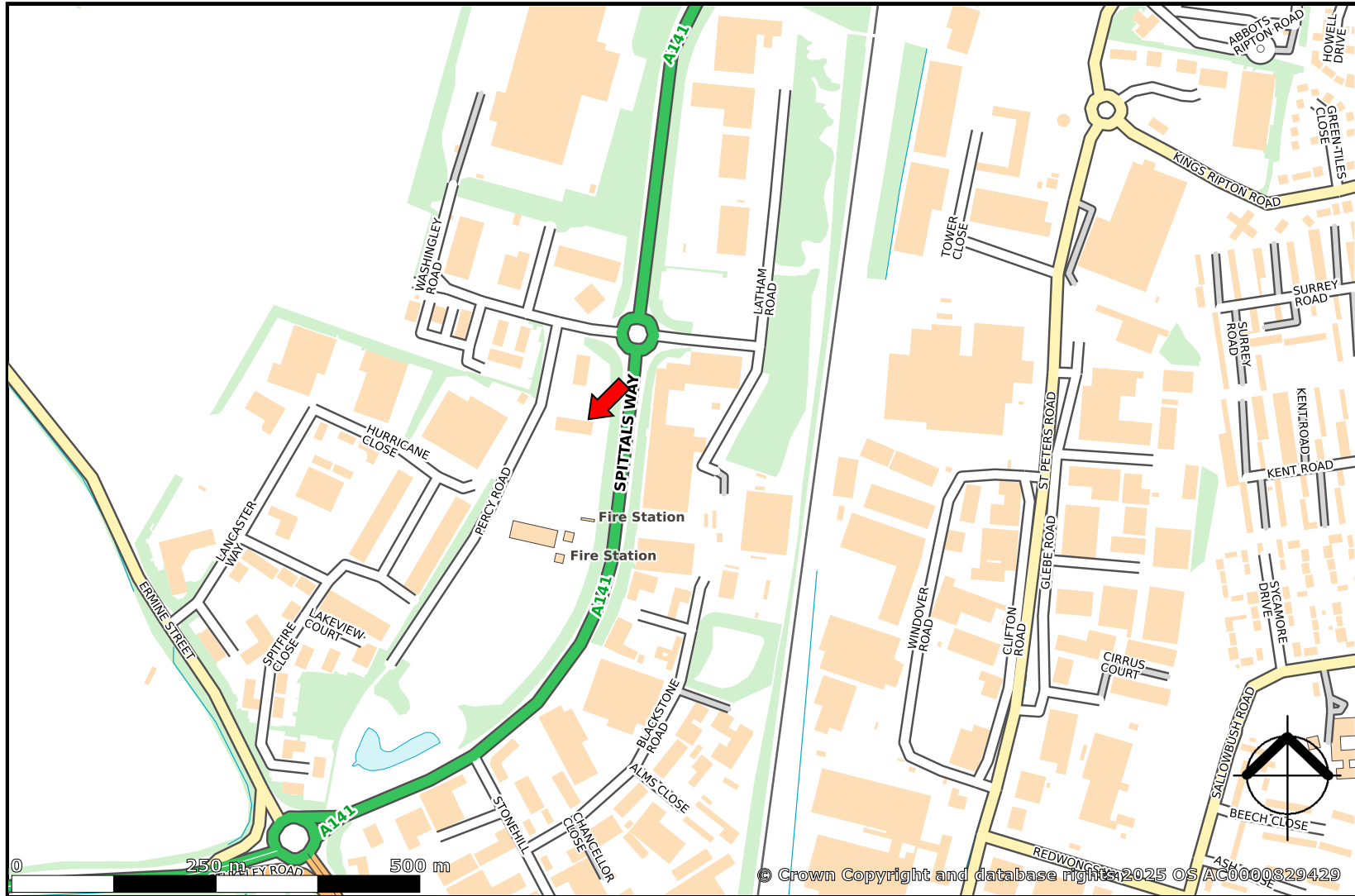
PROPOSED OFFICE DEVELOPMENT
 ST JOHNS PARK HUNTINGDON
 FLOOR PLANS

DATE 16.05.06 SCALE 1:100(DAT) DRG No. 1155-L101 REV. PL2
 CAD REF No. 1155-L101 DRAWN BY DM CHECKED RC

BARBER ~ CASANOVAS ~ RUFFLES
 CHARTERED ARCHITECTS

1155-L101-PL2-06/05/06
 1155-L101-PL2-06/05/06

3 Percy Road, Huntingdon, PE29 6SZ



created on edozo

Plotted Scale - 1:7,500

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