

UNIT B, SOVEREIGN COURT, ERMINE BUSINESS PARK

Huntingdon, PE29 6XU



Key Highlights

- 2,196 to 4,483 sq ft
- Located on Ermine Business Park
- Available on a floor by floor basis or as a whole
- Detached two storey office building
- Close to A14 and A1(M) and approx 1 mile to Huntingdon town centre
- EPC Rating: D

Location

The expanding town of Huntingdon has an approximate population of 25,000 and is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London. The A14 by-passes the town and provides excellent links to M11, A1(M) M1 and M6. Huntingdon has a main line railway station with a regular service to Kings Cross. Ermine Business Park is well established as one of Cambridgeshire's main business locations less than one mile from the A14 / A1.

Description

The property is a detached two storey brick built office building located on Ermine Business Park. The accommodation comprises a combination of open plan and partitioned offices with suspended ceilings, recessed lighting, radiator central heating and air conditioning to some rooms. There are WC facilities on each floor. Externally there is parking to the front and side of the building - approximately 20 spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,287	212.47	Under Offer
1st - Floor	2,196	204.02	Under Offer
Total	4,483	416.49	

Terms

The property is available to let on terms to be agreed. Guide rent of £40,000 per annum plus VAT.

Viewings

Strictly by appointment with the sole agents.

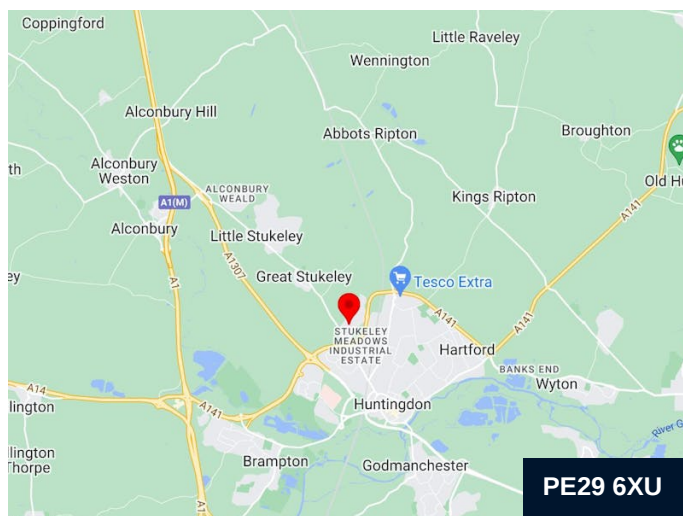
Service Charge

A service charge will be payable to cover maintenance of common areas of the estate. Details available upon request.

Business Rates

Rates payable: £29,484 per annum

(based upon Rateable Value: £54,000)



Contact

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Energy performance certificate (EPC)

GROUND FLOOR.
Unit B, Sovereign Court
Lancaster Way
HUNTINGDON
PE29 6XU

Energy rating

D

Valid until:

7 August 2034

Certificate number:

8037-6448-7903-5646-8296

Property type

Offices and Workshop Businesses

Total floor area

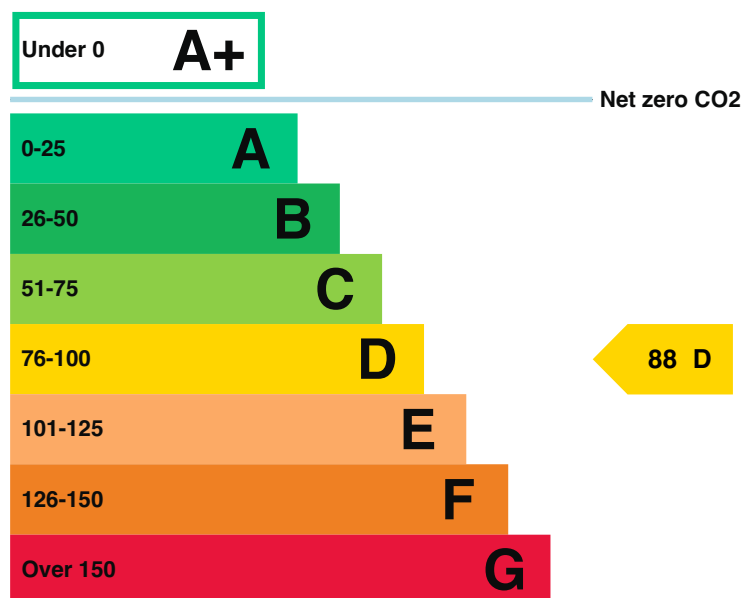
224 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	19 A
If typical of the existing stock	77 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	28.71
Primary energy use (kWh/m2 per year)	233

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6277-5860-5971-1324-2738\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Anthony Claydon
Telephone	01733 442096
Email	info@yesenergysurveys.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019571
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Yes Energy Surveys Ltd
Employer address	35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 July 2024
Date of certificate	8 August 2024

Energy performance certificate (EPC)

FIRST FLOOR Unit B, Sovereign Court Lancaster Way Ermine Business Park HUNTINGDON PE29 6XU	Energy rating D	Valid until: 31 March 2026
		Certificate number: 0270-6918-0346-3402-4014

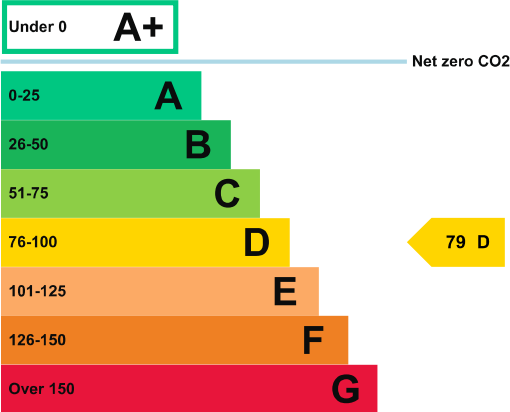
Property type	B1 Offices and Workshop businesses
Total floor area	225 square metres

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Energy rating and score

This property's energy rating is D.



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How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	62 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	66.64

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9631-4007-0164-0402-4825\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	William Wyatt
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO022885
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Beach Energy Limited
Employer address	Future Business Centre, Kings Hedges Road, Cambridge, CB4 2HY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 March 2016
Date of certificate	1 April 2016