



# ST JOHN'S BUSINESS PARK

**Percy Road, Huntingdon, PE29 6SZ**

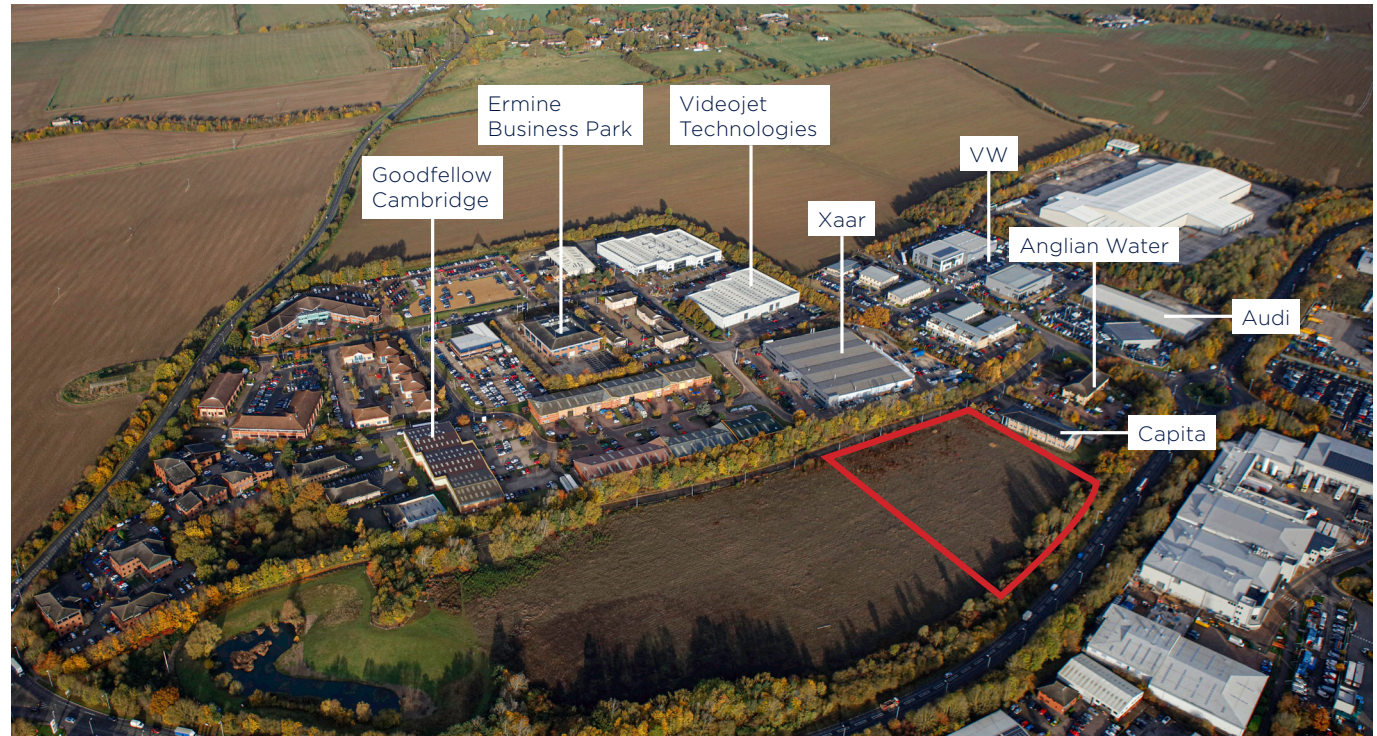
To Let (May Sell) - New Midtech Unit - 32,200 sq ft (2,991.4 sq m)





## BUILDING SUMMARY

- Detached high specification new midtech unit set within a self contained plot totalling 2.25 acres.
- 32,200 sq ft (2,991.4 sq m) GEA
- The unit has been designed to accommodate additional office, laboratory or showroom space
- Generous 30m loading yard and 44 parking spaces
- Site with detailed planning consent (20/00826/FUL) for the construction of a B1c, B2 & B8 building
- Building can be delivered within 12-18 months



## LOCATION

St John's Business Park is strategically positioned in a prime location on the northern edge of Huntingdon.

This thriving town centre sits one mile to the south east of the Park and the main railway station provides direct services to London Kings Cross (48 minutes) and Peterborough (15 minutes). Huntingdon is located 16 miles north west of Cambridge, 18 miles south of Peterborough and 60 miles north of London.

The development is located along Percy Road, accessed via Wasingley Road which in turn is accessed from the A141 (Spittals Way). The A141 bypasses Huntingdon to the north and provides access to the A14, together with a direct link to the M11, M6 as well as the A1 and M1.

Nearby occupiers on the park and in the immediate vicinity include Audi and VW dealerships, Anglian Water Group, Capita, Xaar, Nokia, Meridian Audio. There are a number of amenities nearby including Tesco, St John's Retail Park and Tower Fields Leisure Park with cinema and food outlets.

St John's Business Park is fully serviced and has excellent utilities, infrastructure and road links in place.

## DESCRIPTION

This new high specification unit is to provide flexible production space with a BREEAM rating of 'Very Good' and an EPC rating A. The building will benefit from the following:

### Production Space:

- 8m eaves height
- Up to 4 loading doors
- Power floated concrete floor with loading of 30Kn/m2

### Office Space:

- Attractive double height atrium and reception area
- First floor office capable of extension if required (STP)
- VRF heating and cooling system
- 8 person passenger lift
- WC and shower facilities

## External

- 30m yard which can be secured
- 44 car parking spaces
- 4 x EV charge points
- Cycle stores
- PV roof panels

## ACCOMMODATION

The below measurements are based on the Gross External Area taken from the planning application scale plans.

DESCRIPTION	SQ FT	SQ M
Ground Floor	29,300	2,722
First Floor	2,900	269.4
<b>TOTAL</b>	<b>32,200</b>	<b>2,991</b>

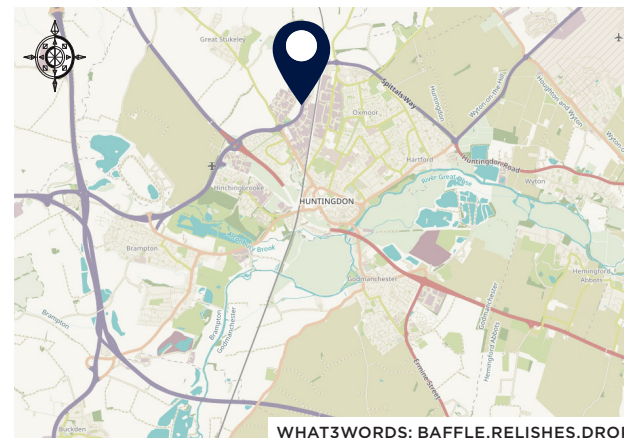
## LEASE TERMS

The unit is available on a pre let basis by way of a new effectively full repairing and insuring lease for a term to be agreed.

Alternatively consideration will be given to pre-sale.

## ESTATE CHARGE

An estate charge is levied for the maintenance, repair and upkeep of the external and communal areas of the estate. Please contact the agent for details.



WHAT3WORDS: BAFFLE.RELISHES.DROP

## VAT

All figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment only with sole agents Savills.

### Phillip Ridoutt

+44 (0) 1223 347 079  
pridoutt@savills.com

### Ed Gee

+44 (0) 1733 209 906  
ege@savills.com



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