

Dryden House, Huntingdon PE29 3NU

Well located office with parking

5 minutes walk from railway station & town centre facilities

Suitable for a variety of uses



Eddisons





Description

A detached building providing modern open plan first floor offices with parking. The offices are accessed by way of a shared entrance lobby from the corner of St John's Road and Ferrars Road. The lobby benefits from full height glazing providing a good amount of natural lighting. There is also a disabled WC located off the lobby together with passenger lift. The offices are fitted to a good standard and benefit from double glazing throughout, suspended ceiling with LED lighting, electrically operated heating and cooling, and separate male and female WC facilities. There is also a good sized break-out staff area.



LOCATION

Huntingdon is an expanding town with the property located in an ideal location immediately off the inner ring and so providing convenient access as well as ideal location immediately off the inner ring road. It has convenient walking access to all town centre amenities.



To find the property, proceed from Huntingdon Train Station along B1514 onto Huntingdon Ring Road. Turning left at the police station onto Ferrars Road. Follow the road round to the left where the property is situated on the corner of Ferrars Road and St John's Street. There is a footpath link to the railway station, approx. 5 minute walk.

The property would be suitable for a variety of uses, subject to the appropriate permissions being in place.

The office comes with approximately 10 allocated parking bays on site and there are a variety of public parking spaces nearby. The property is just a five-minute walk from the train station.

ACCOMMODATION

First Floor (Net Internal)	6,765 sq ft 628 sq m
Parking (On site)	10 spaces

USE

The property is believed to benefit from use class E and has recently been used as administrative purposes by one of the Government departments. The premises are suitable for a variety of uses including medical and educational, and interested parties are advised to ensure that the sufficient planning permission is in place for their intended use.

SERVICE CHARGE

A service charge shall be levied to cover the costs for the common areas and maintenance and repair of the building and common services.

BUSINESS RATES

The property has a rateable value effective April 2026 at £86,000. This is not the amount payable but instead we understand for the year commencing 1 April 2026 business rates will be charged at 48 pence in the pound.

RENT

On application.

LEASE TERMS

A new effective full repairing and insuring lease to be granted.



ENERGY PERFORMANCE CERTIFICATE

Rating: **C** (73)

VIEWING AND FURTHER INFORMATION

A floor plan is available on request.

Viewing by appointment with one of our joint agents:

Eddisons

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