



## TO LET

Incubator 1, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon PE28 4XA

**Suites from 615-1,802 sq ft (57-101 sq m)**

- High specification office suites
- Suites
- Comfort cooling, break out space with tea & coffee making facilities, WC's & showers
- Prominent position adjacent to main access road and The Hub

savills.co.uk  
01733 344414

Stuart House  
City Road  
Peterborough  
PE1 1QF



## LOCATION

Alconbury Enterprise Campus lies at the heart of the growing regional economy, in one of the most well connected locations in the country:

- Adjacent to A14 and A1
- 50 minutes to London by train
- Easy access to Stansted, Luton and Heathrow airports
- New railway station and planned link with Cambridgeshire Busway
- The improved A14 connection is due to open in 2020.

## DESCRIPTION

Incubator 1 is the flagship office building located at the heart of Alconbury Weald. Features include:-

- Comfort cooling & heating system with opening windows
- Large glazed frontages
- Break out spaces with tea & coffee making facilities
- WC's & showers
- Recycling facility points
- Car park and covered cycle storage

Incubator 1 is a short walk to The Club which provides meeting rooms and event space, a café and gym.

Also located on the Campus are: IKO, MMUK and John Adams Leisure Ltd.

The wider development will include 5,000 homes, 3 primary schools and a secondary school, a health centre and sports facilities.

## ACCOMMODATION

Approximate Net Internal Area:-

	Size (Sq M)	Size (Sq Ft)
<b>Unit 3 – available July</b>	69	740
<b>Unit 3A – available September</b>	101	1,082
<b>Unit 5 – available October</b>	57	615
<b>Unit 6 – available now</b>	57	615

## TERMS

The suites are available on a 3 year lease with landlord and tenant breaks offering 12 month certainty. The quoting rent of £28.00 per sq ft is inclusive of service charges.

## VAT

VAT is payable on the rent.

## LEGAL COSTS

Each party to bear their own costs in the transaction.

## VIEWING

Strictly by appointment with the joint agents.

**William Rose**

01733 201391

[wrose@savills.com](mailto:wrose@savills.com)

**Phillip Ridoutt**

01223 347079

[pridoutt@savills.com](mailto:pridoutt@savills.com)

**Richard Adam**

01480 451 578

[rha@bsm.uk.com](mailto:rha@bsm.uk.com)

**Alan Mathews**

01480 451 578

[arm@bsm.uk.com](mailto:arm@bsm.uk.com)



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition.

Compiled: June 2019