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**BARKER STOREY
MATTHEWS**

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OFFICE - TO LET



GIBSON HOUSE, ERMINE BUSINESS PARK, LANCASTER WAY, HUNTINGDON, CAMBRIDGESHIRE PE29 6XQ

**Sizes from: 46 - 5,000 sq ft (4.27 -
464.5 sq m)**

Rent On Application

SERVICED OFFICES

- Located on Established Business Park
- Easy Access to A1/A14
- 53 Car Parking Spaces Available
- Networking Opportunities

Location

The expanding town of Huntingdon lies 60 miles to the north of London, sixteen miles northwest of Cambridge and nineteen miles to the south of Peterborough. The A14 trunk road bypasses the town to the south and is currently undergoing a major upgrade between Huntingdon and Cambridge due for completion in December 2020 which will considerably improve access around the region. The A14 links with the M11, and the A1 which is located just to the west of the town.

The property is located at the entrance of Ermine Business Park a well established Business Park in located on the North West side of the Huntingdon.



Description

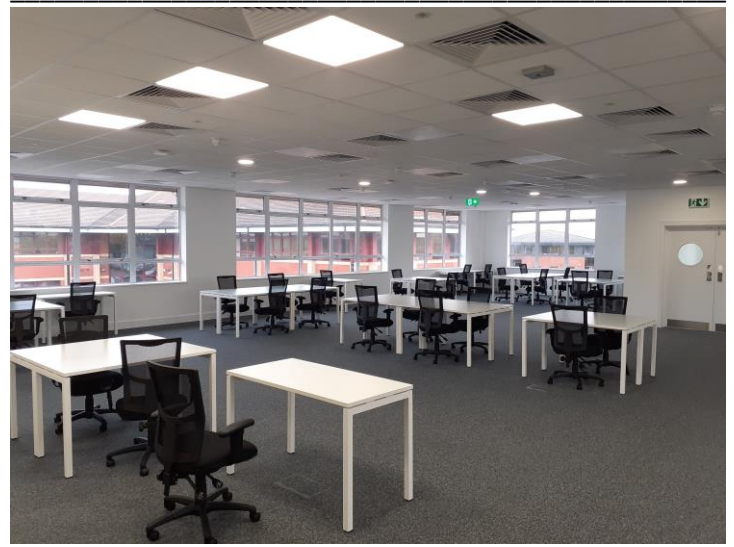
The property comprises a newly refurbished two-storey serviced office space just north of the busy market town of Huntingdon located in a prominent position at Ermine Business Park just under half a mile from Junction 23 (Spittals) of the A14.

The premises provides a range of office space from co-working desks, individual desks and up to 8 people offices and meeting rooms. There are 53 car parking spaces available on site.

The premises also benefits from co-working areas and a communal business lounge on the ground floor.

Services and Rates

The prices quoted include the following: Utilities Business Rates Service Charge-cleaning and maintenance.



Accommodation

See attached accommodation schedule.

There is also the potential to create larger office spaces if required upon request.

Lease Terms

The offices are available on flexible lease terms with the quoting rents based on a 24 month contract and are exclusive of VAT.

EPC

The property has an EPC of C (57). A copy of the EPC is available on our website.

Viewing

Strictly by appointment with the sole agents:-

Barker Storey Matthews

150 High Street, Huntingdon, Cambs, PE29 3YH.

Contact: Thomas Campbell

thomas.campbell@eddisons.com

(01480) 451578

Ref: 7R690.V2 200611rv

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

Regus Gibson House, Huntingdon

Accommodation Schedule

Product	Sizes (sq m)	Sizes sq ft	Rent per calendar month
Co-work Desk (reserved)	29.6	318	£139.00
Private Office			
1 w/s	4.3 to 4.7	46 to 50	£245.00
2 w/s	6 to 7.8	64 to 83	£369.00
3 w/s	9 to 10.6	96 to 114	£509.00
4 w/s	12.7 to 13.7	136 to 147	£729.00
6 w/s	16.9 to 17.4	181 to 187	£1,369.00
8 w/s	20.4 to 23.4	219 to 251	£1,829.00
Meeting Room 1—10 people	22.2	238	
Meeting Room 2—4 people	11.3	121	
Virtual Offices			
Address only (mailbox)			£93.00
Address / Telephone answering (Virtual Office)			£188.00
Address / Telephone answering & 5 days of use of private office/month (Virtual Office Plus)			£254.00
Memberships			£75.00
All prices are based on the 24 month contract and are exclusive of VAT.			

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