

FOR SALE - OFFICE

6 AVRO COURT

Ermine Business Park, Huntingdon, PE29 6XS



Key Highlights

- 1,941 sq ft
- Popular location on Ermine Business Park
- 9 on site parking spaces
- Two storey semi-detached office building
- Nearby occupiers include Anglian Water, Mick George, Secure & Recruit, Bluebird Care and Regus
- Kitchen & WC facilities
- Air conditioning to some rooms
- EPC: To be confirmed

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Location

Huntingdon is located approximately 18 miles south of Peterborough, 21 miles to the north-west of Cambridge and 39 miles east of Northampton. Due to the excellent transportation links and strategic logistic location, Huntingdon has become a highly established commercial area.

The town is located approximately 4 miles from the A1(M) and A14 with easy access to London Stansted airport via the A14 and M11. London Luton airport is approximately 51 miles south of the property.

There is also a direct rail link from Huntingdon with frequent service to London Kings Cross with an approximate journey time of 56 minutes.

Description

Unit 6 Avro Court comprises a modern semi-detached two storey office with glazed frontage and lobby area. The offices have double glazed windows, suspended ceilings, LED and fluorescent lighting, raised floors and air conditioning to some areas.

The ground floor consists of an entrance lobby/area, WC's, kitchenette and partitioned offices. The first floor provides further partitioned offices and a kitchenette. It would be possible to split the building on a floor by floor basis if required. There is access to a boarded loft area for additional storage if required.

Externally there are 9 car parking spaces.

Viewings

Strictly by appointment with the sole agents.

Terms

The unit is available for sale freehold - Guide price of £265,000.

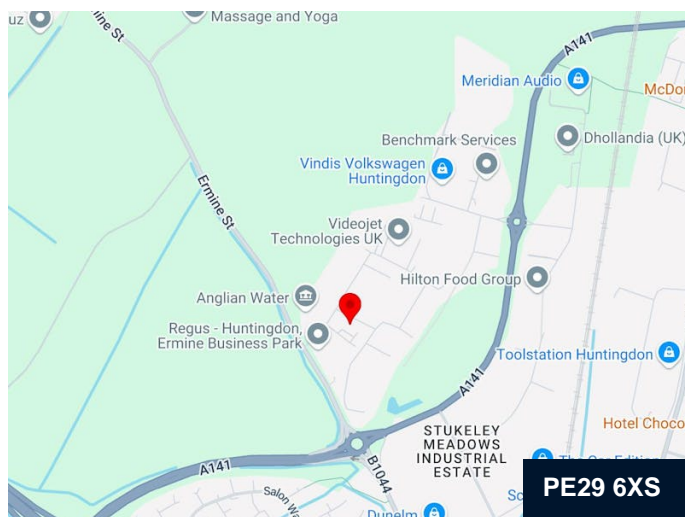
Service charge

A service charge is payable towards the maintenance of common areas of the estate. The current annual charge is £700 plus VAT.

Business Rates

Rates payable: £12,475 per annum

(based upon Rateable Value: £25,000)



Contact

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