

01480 451578

eddisons.com

Eddisons

Modern Town Centre Office - TO LET



**FIRST FLOOR, DRYDEN HOUSE, ST. JOHNS STREET, HUNTINGDON, CAMBRIDGESHIRE  
PE29 3NU**

**Rent: £72,500 per annum**

**Size: 6,765 sq ft (subject to confirmation)**

- Allocated parking
- Modern office specification
- Secure door entry system
- Short walk to train station
- Town centre location
- DDA Compliant

## LOCATION

Huntingdon is an expanding town with a population of approximately 25,000 and lies 60 miles north of London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The A14 now bypasses the town providing dual carriageway road links from the east coast ports with the M11, A1 and M1/M6 junctions. The A1 lies 3 miles west of the town centre, and there is a mainline railway station in Huntingdon with frequent services to London (Kings Cross).

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.

## DESCRIPTION

A detached building providing modern 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.

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

The office comes with approximately 15 allocated parking bays and is situated a short walk from the train station.

## SERVICES

Mains services are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

The offices if measured upon a NIA basis total 6,765 sq ft (subject to confirmation).

Internal parking: 15 spaces

Subject to confirmation

All measurements are approximate.

## PLANNING

The property is believed to benefit from use class E. Interested parties are however advised to ensure that the sufficient planning permission is in place for their intended use.

## RENT

The property is available to lease at £72,500 per annum exclusive, plus VAT.

## LEASE TERMS

The property is available upon a new full repairing and insuring lease directly to the landlord.

## SERVICE CHARGE

A service charge will be levied in respect of repairs and maintenance to communal areas.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £73,500.

For the year commencing 1 April 2024 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction

## EPC

The property has an EPC of C (73). A copy of the EPC is available online.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**

150 High Street, Huntingdon, Cambs, PE29 3YH

Contact: Matthew Hunt

[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)

(01480) 451578

For more information, visit [eddisons.com](http://eddisons.com)

T: 01480 451578

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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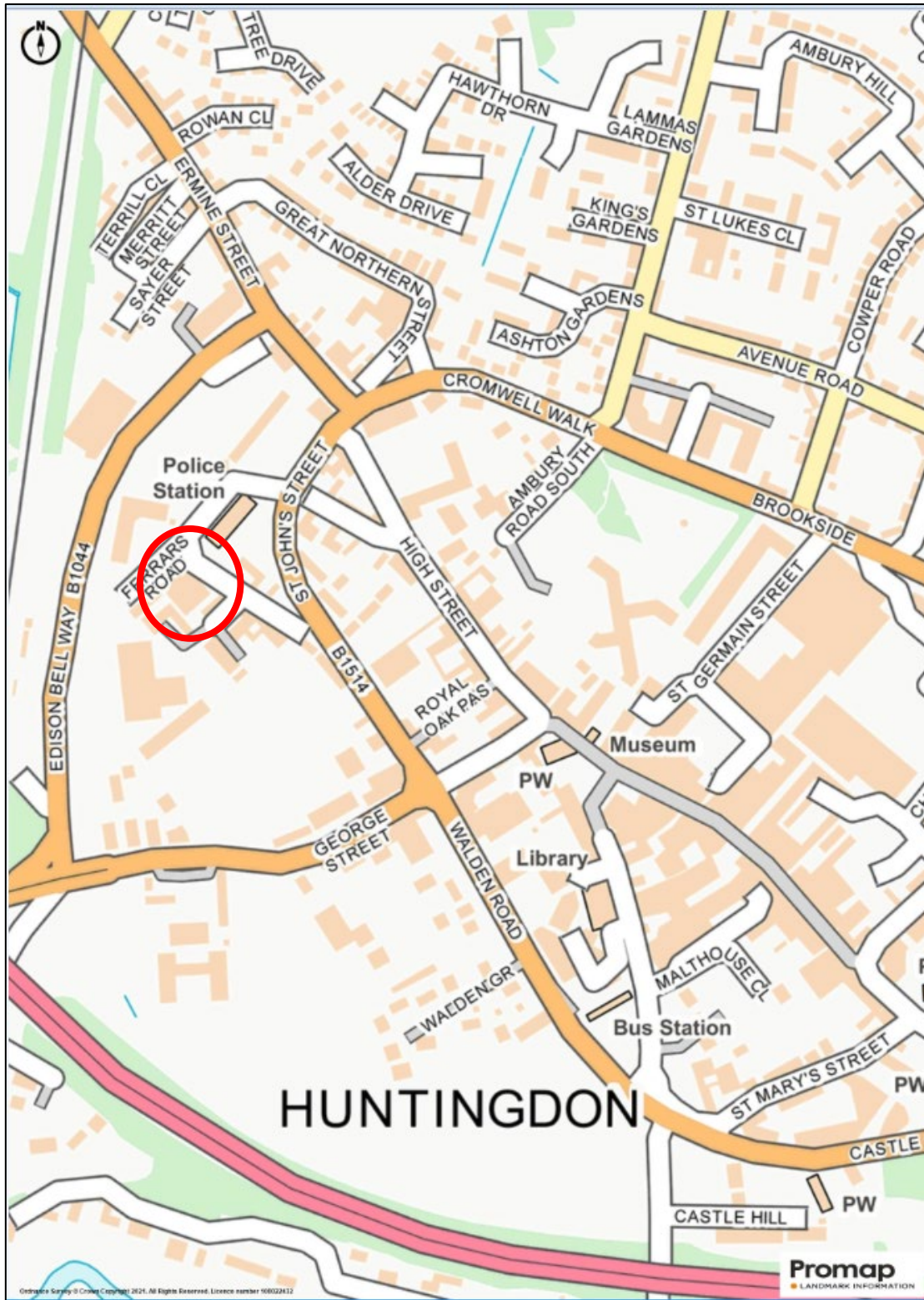


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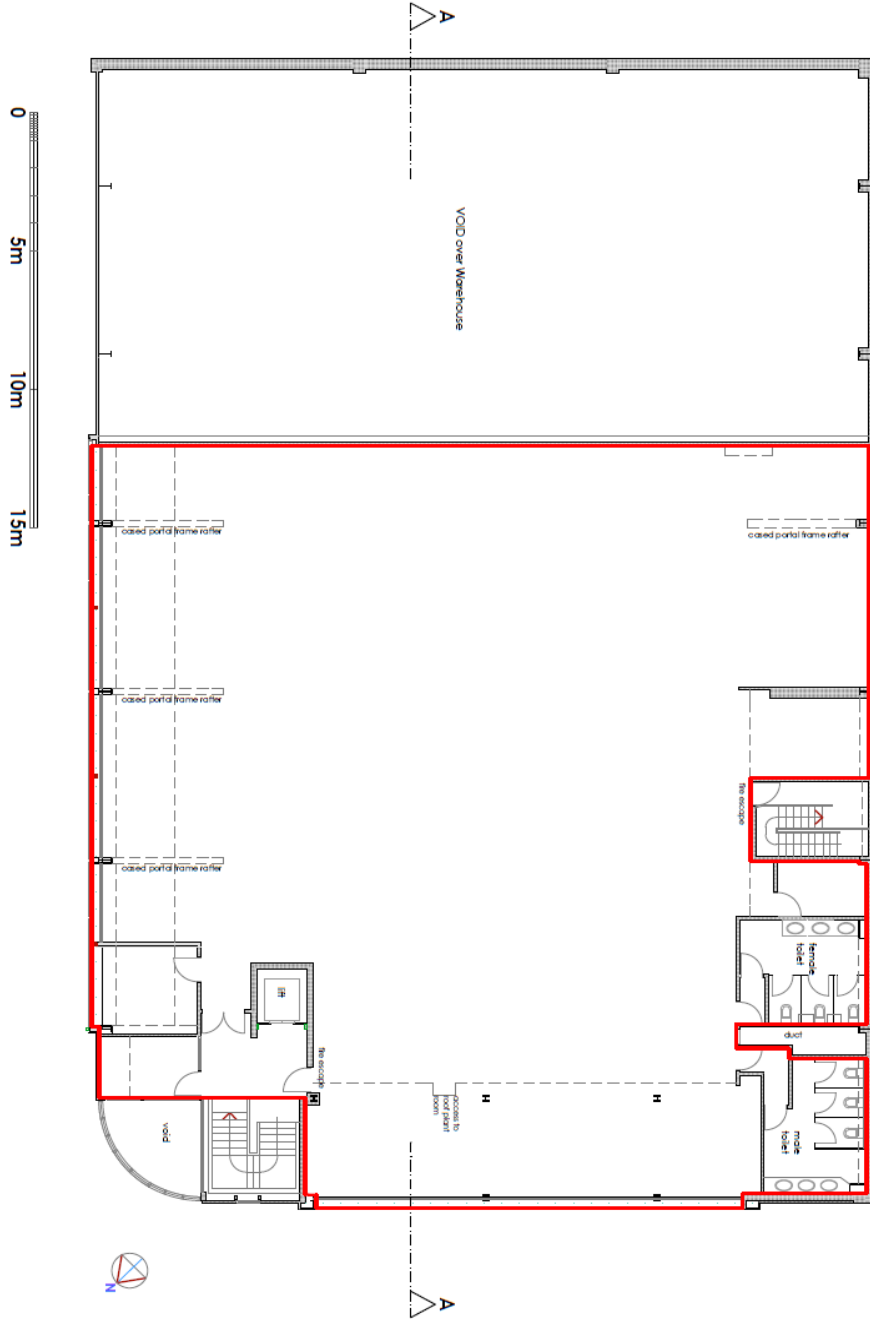
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DRYDEN HOUSE,  
FERRARS ROAD, HUNTINGDON PE29 3DH

### Lease Plan - 1st floor



SCALE  
1:200 @ A4

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