

UNDER  
REFURBISHMENT

# TO LET

## 5,626 ft<sup>2</sup>



A14/A1 LINK  
NEARBY



ALLOCATED  
CAR PARKING



PRIME  
LOCATION



INDICATIVE  
IMAGE

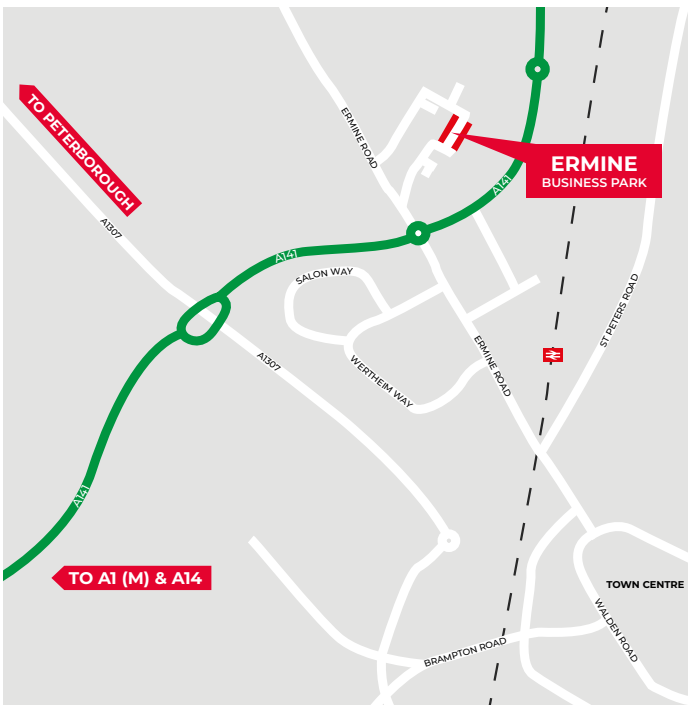
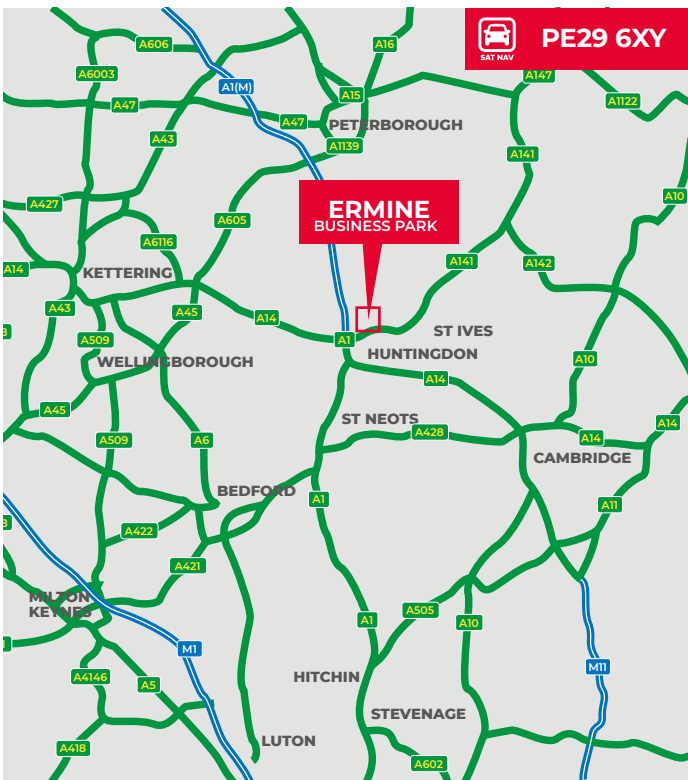


[www.ipif.com](http://www.ipif.com)

MODERN INDUSTRIAL / WAREHOUSE UNIT

**UNIT B3, ERMINE BUSINESS PARK**  
SPITFIRE CLOSE, HUNTINGDON, CAMBRIDGESHIRE, PE29 6XY

**IPIF**



## LOCATION

Huntingdon is located 60 miles north of London, 16 miles north-west of Cambridge and 18 Miles south of Peterborough. The A14 trunk road passes the town to the south and links the east coast ports with the M11, A1(M) and M1/M6. The A1(M) passes to the west of the town. The junction of the A14 and A1(M) is 2 miles to the west of the town centre. There is a mainline railway station in Huntingdon with frequent services to London (St Pancras / Kings Cross)

## DESCRIPTION

Unit B3 is a modern light industrial/warehouse building of a steel portal frame with brick and block main walls under a pitched roof. The unit features offices over two floors, separate male / female WC's and a kitchenette. There is an allocated car park with parking for 14 vehicles as well as a loading bay at the front of the building.

## BUSINESS RATES

Available upon request.

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease. Rental terms upon application.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

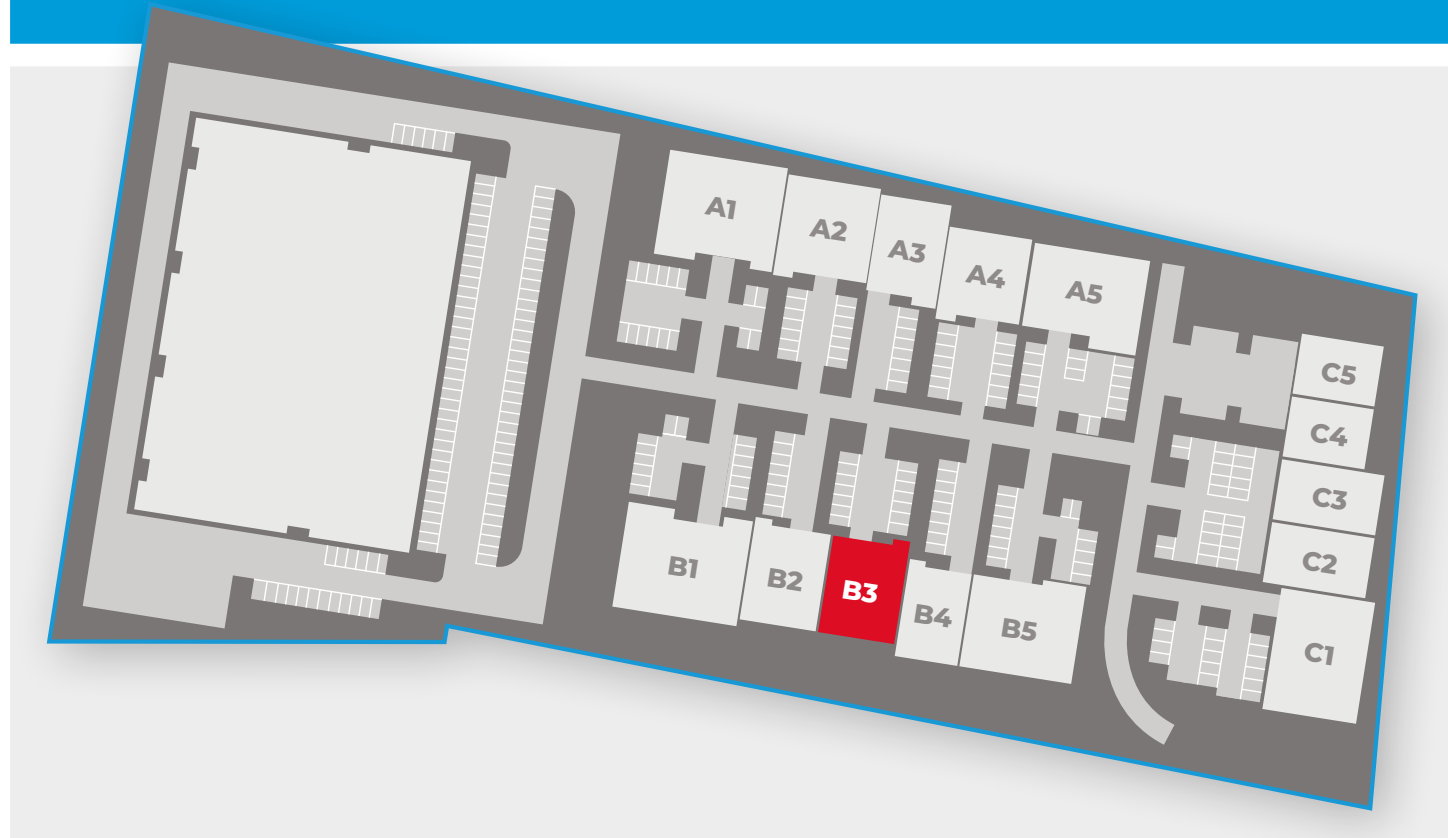
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

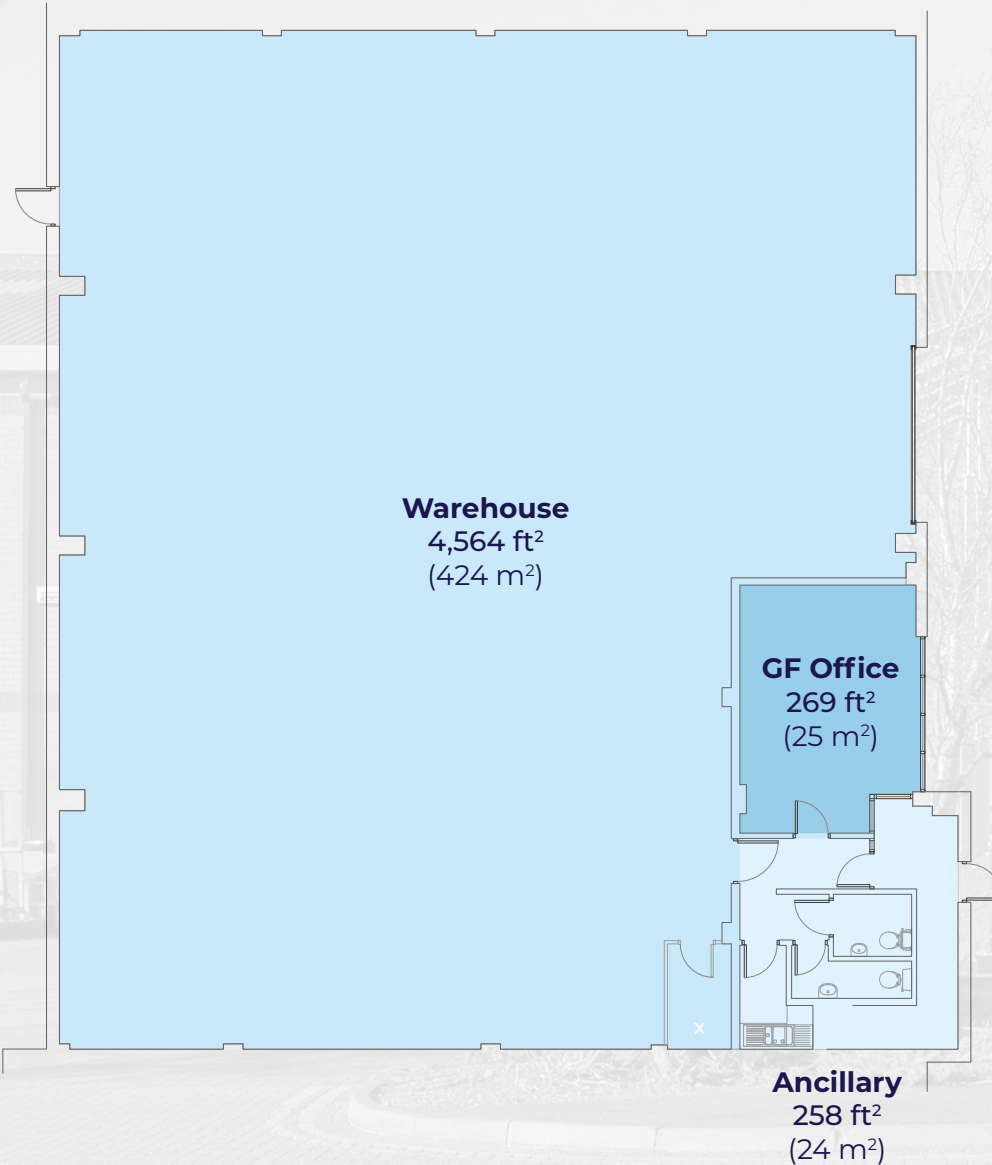
## ENERGY PERFORMANCE RATING

The unit has an EPC rating of C (72). A copy of the current EPC is available from the IPIF & Eddisons websites. A new EPC will be available on completion of the refurbishment works.



# FLOOR PLAN

## GROUND FLOOR



## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT B3	FT <sup>2</sup>	M <sup>2</sup>
GF Warehouse	4,564	424
GF Office & Ancillary	527	49
FF Offices	535	50
<b>Total</b>	<b>5,626</b>	<b>523</b>

## FIRST FLOOR



On behalf of the Landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Liz Dunsmore**  
liz.dunsmore@ipif.co.uk  
07811 140 898

**Eddisons**  
Incorporating Barker Storey Matthews  
T. 01480 451578  
eddisons.com

**Stephen Power**  
stephen.power@eddisons.com  
07866 165 016