



Unit 9, Halcyon Court, Huntingdon, Cambridgeshire  
PE29 6DG

811.140912

Eddisons

# UNIT 9, HALCYON COURT

HUNTINGDON, CAMBRIDGESHIRE, PE29 6DG



Agreement

To Let



Detail

Industrial



Rent

£6,500 pax



Size

55.27 sq m (595 sq ft)



Location

Huntingdon, PE29 6DG



Property ID

811.140912

**For Viewing & All Other Enquiries Please Contact:**



**MATTHEW HUNT**

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**Associate Director**

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## Property

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Halcyon Court is a modern development of small factory units arranged around a central courtyard on the Stukeley Meadows Industrial Estate close to the Ermine Business Park.

Construction of the unit is conventional steel portal frame and cavity brick and block main walls and plastic coated steel sheeting underneath a pitched insulated double skin roof with translucent sky lights. Access to the unit is by way of an up and over folding steel door.

The accommodation comprises:-

- Reception/office
- Kitchenette
- WC
- Warehouse

## Services

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We understand that mains water and electricity supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Planning

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Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

## Rates

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**Charging Authority:** Huntingdonshire District Council  
**Description:** Workshop and Premises  
**Rateable value:** £5,800  
**UBR:** 0.499  
**Period:** 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Rent

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£6,500 per annum exclusive.

## Service Charge

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A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

## Energy Performance Certificate

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Awaiting an EPC.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

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The expanding town of Huntingdon has a population of approximately 24,000 and is situated 60 miles north of London, 16 miles north west of Cambridge and 19 miles south of Peterborough.

The town is strategically well located for the A14 trunk road which bypasses the town providing a dual carriageway route linking the east coast ports with the M11, A1, M11/M6 and which has recently been upgraded significantly reducing journey times, and A1 which is located 3 miles to the west of the town center. There is a main line railway station in Huntingdon with frequent services to London (Kings Cross/ St Pancras).

To find the premises proceed from Huntingdon town centre, turn left off the ring road into Ermine Street and proceed underneath the Iron Bridge. Turn right into St Margarets Way. Halcyon Court can be found on the right hand side opposite the junction with Stonehill.





