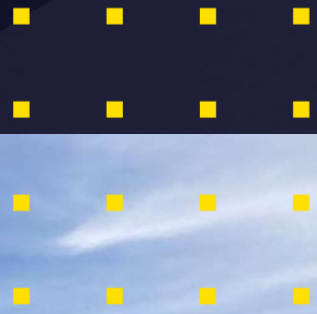




# For Sale: The Forum

Ermine Business Park  
Huntingdon  
PE29 6XU



## EXECUTIVE SUMMARY

ON BEHALF OF THE OWNERS, SAVILLS (UK) LTD (“SAVILLS”) ARE PLEASED TO OFFER FOR SALE, THE FREEHOLD INTEREST IN THE FORUM, ERMINE BUSINESS PARK, HUNTINGDON

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- The Forum, occupies a prominent position at the heart of Ermine Business Park, Huntingdon.
- Huntingdon is just 25 minutes' drive , north-west of Cambridge, the leading Science and Technology city in the UK, where headline office rents are forecast to hit £70 psf in the nest 12 months.
- The Property forms a purpose-built office building arranged over ground and two upper floors.
- The Property occupies a large, low-density site area, with a highly favourable parking ratio of 1:257 sq ft.
- The Property is majority let to exceptional covenants of Bank of Ireland PLC and Dovista.
- Ermine Business Park is home to range of businesses from utilises and infrastructure, through to Science and Technology.

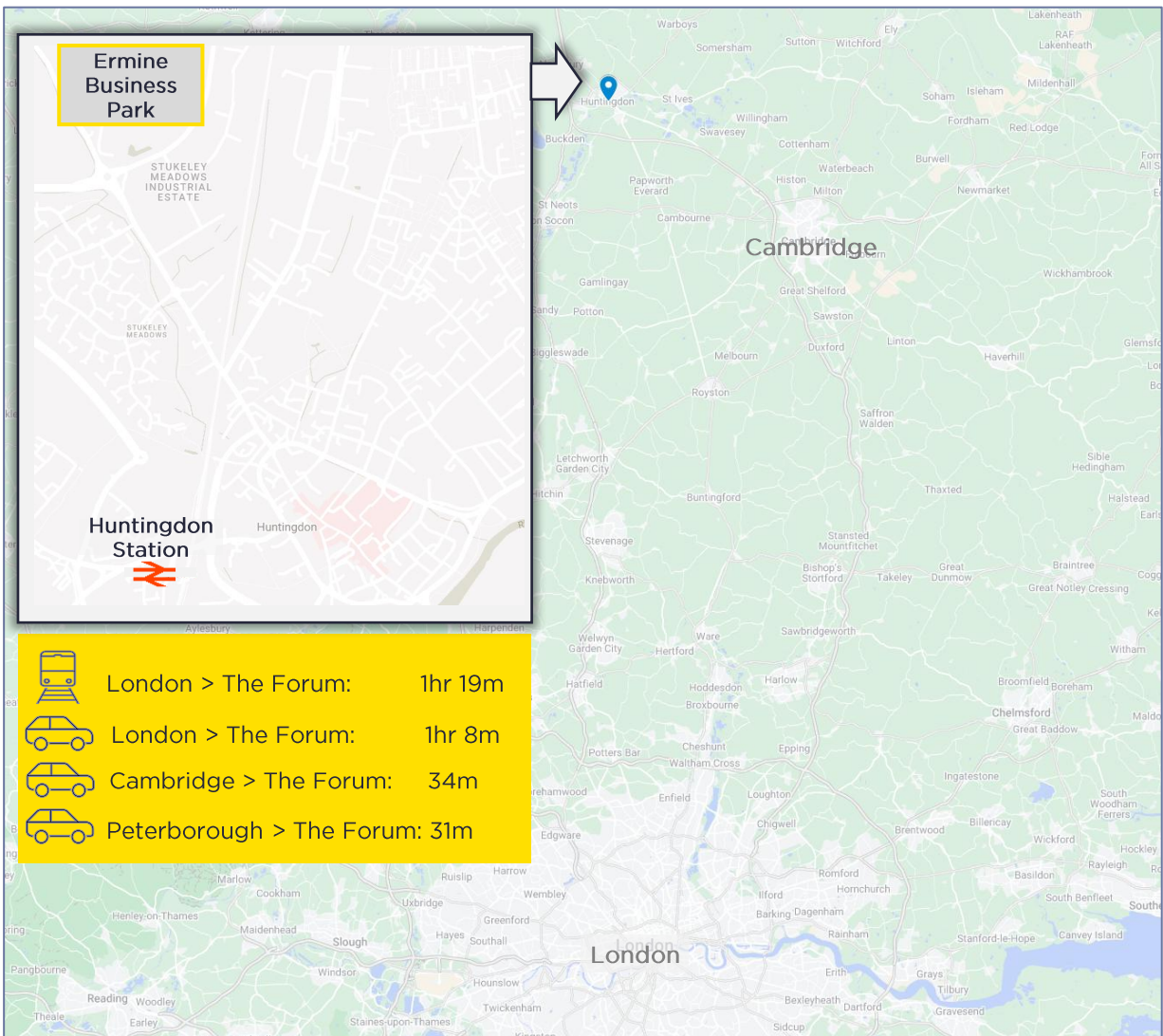
**Offers are invited for the Freehold interest in  
The Forum, Huntingdon**



# LOCATION

Huntingdon is a market town located in Cambridgeshire, offering a strategic position proximate to leading educational, science and innovation hub of Cambridge. Situated under 25 minutes drive from Cambridge the town is a convenient and low-cost alternative location for those who need to travel frequently to the renowned university city.

The expanding town of Huntingdon has an approximate population of 20,000 and is located 16 miles north-west of Cambridge, 18 miles south of Peterborough and 60 miles north of London. The property is exceptionally well connected from both road and rail. The A14 by-passes the town and provides excellent links to M11, A1, M1 & M6. There is a main line railway station in Huntingdon with a regular service to Kings Cross, with a journey time of approximately 1 hour. Both London Luton and London Stansted Airport is under 1 hour's drive from Huntingdon.



## SITUATION

The Property is situated at the heart of Ermine Business Park, 1.5 miles to the north-west of Huntingdon City Centre. The Park sits within the recognised commercial district of the town with a mix of office and industrial / logistics properties.

The immediate park is exceptionally well occupied, with a diverse tenant mix including ranging from science and technology to utilities and infrastructure businesses. Key occupiers include Anglian Water, Goodfellow Cambridge, Ravdon Health Care, Mick George Group, Churchill Biotechnology and Beckhoff Automation Ltd. There are also several industrial and logistics properties to the north-eastern border of the park, with occupiers including Xaar and Videojet Technologies.

### Ermine Business Park



## PROPERTY DESCRIPTION

**A High quality, recently refurbished office building, offering space and layout flexibility.**

- **High quality, modern office accommodation** that has undergone **extensive refurbishment.**
- **Large site area,** offering a **favourable parking ratio of 1:257** sq ft plus use of 4 visitor spaces
- The office design **allows for layout optionality** between **large open floor plates** through to divided, **cellular suites.**
- **EPC Rating: B**
- Proximate to other **well-known occupiers,** including **Anglian Water, Mick George and Mimeo**

The Forum is a two-storey office building, occupying a large site area and has had a refurbishment of part, including the reception, common parts, lift and stairs and first floor.

The offices are open plan offering high levels of natural light throughout the floor and could be split to provide separate suites.

The ground is let in its entirety to DOVISTA UK, part of the DOVISTA Group, a specialist glazing company headquartered in Denmark.

The Bank of Ireland have taken a lease over part of the recently refurbished First Floor.



# TENANCY AND INCOME ANALYSIS

## TENANCY & ACCOMMODATION SCHEDULE

The Property is 68% let by floor area, with just a part floor remaining to be let. We outline the current tenancy position below.

Unit Description	Tenant Name	Lease Start Date	Lease Expiry Date	Next Option Date	Next Open Review Date	Passing Rent	Area
Part First Floor	Vacant	-	-	-	-	-	9,158
Part First Floor	Bank of Ireland (UK) plc	10/11/2023	09/11/2033	10/11/2028	10/11/2028	£62,006	4,429
Ground Floor	Dovista UK Limited	05/02/2021	04/02/2031	-	05/02/2026	£171,144	15,304
						£233,150	28,891

## Covenant Overview

The current occupier base represent an exceptionally strong covenant profile. We outline the specific credit score for each of the tenant below.

### DOVISTA®

DOVISTA UK is the UK division of the wider DOVISTA Group, combining European design, engineering, and manufacturing expertise with a dedicated service for homeowners.

Dovista UK Limited **have a 3A1 D&B credit rating**, and an INCANS Tenant Global Score of 92/100. INCANS produces an **equivalent Bond Default Risk of BBB+**.



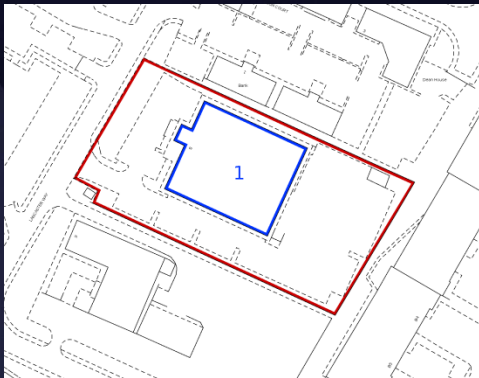
### Bank of Ireland

Bank of Ireland is one of Ireland's largest financial institutions, providing a wide range of banking services to personal, business, and corporate customers. Founded in 1783, it operates primarily in Ireland and the UK, offering products including loans, mortgages, savings, and investment services.

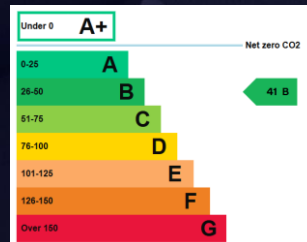
The Bank of Ireland (UK) plc **have a 5A1 D&B credit rating**, and an INCANS Tenant Global Score of 97/100. INCANS produce an **equivalent Bond Default Risk of A**.

## TENURE

Freehold – Title number CB92730



## EPC – B (41)



## METHOD OF SALE

The property will be sold by way of informal tender. Offers are invited on an unconditional basis.

## VIEWINGS

Viewings are strictly by appointment only, to be arranged via the Savills sale team listed below.

## CONTACT

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.