

Huntingdon

Justinian House

10 Spitfire Close

Ermine Business Park

Cambridgeshire

PE29 6XY

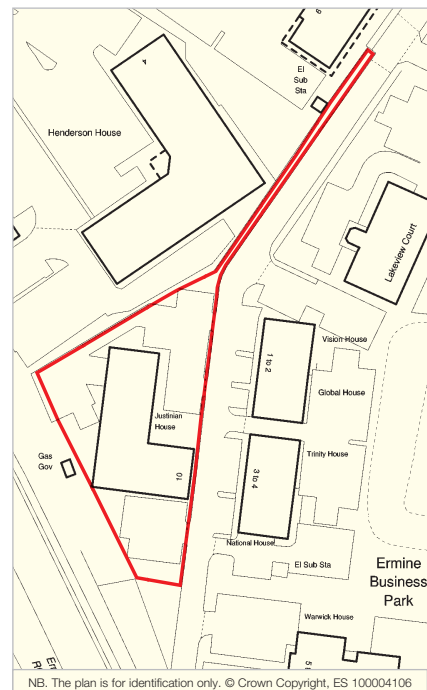
- **Freehold Office Investment**
- Modern detached three storey office building
- Comprising 1,241.35 sq m (13,362 sq ft)
- Onsite parking for 40 cars
- Popular business park
- Refurbished vacant office building

Vacant Possession upon Completion

On the Instructions of Praxis



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Huntingdon is a growing town, known for its racecourse and as the birthplace of Oliver Cromwell, and is a modern town situated on the River Great Ouse. The town occupies a strategic location at the junction of the A1 and A14 and lies 15 miles north-west of Cambridge, 17 miles south of Peterborough and 60 miles north of London. The town also benefits from regular mainline rail services to London (King's Cross) in under an hour.

The property is situated on Ermine Business Park, which is a well established Cambridgeshire business park situated within a mile of the A14.

Occupiers close by include Nokia, Anglian Water, Barclays Bank, PHS, Quad and Wharfedale.

Description

The property is arranged on ground and two upper floors to provide a modern detached office building which has recently been refurbished. The property benefits from on-site parking for 40 cars and a six person passenger lift servicing all floors.

The property provides the following accommodation and dimensions:

Ground Floor Lobby	18.2 sq m	(196 sq ft)
Ground Floor Offices	479.5 sq m	(5,161 sq ft)
First Floor Offices	502.75 sq m	(5,412 sq ft)
Second Floor Offices	240.9 sq m	(2,593 sq ft)
Total	1,241.35 sq m	(13,362 sq ft)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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