

# Huntingdon

## Royal Papworth House

### 10 Spitfire Close

### Ermine Business Park

### Cambridgeshire

### PE29 6XY

- **Freehold Office Investment**
  - Detached three storey office building comprising 1,241.35 sq m (13,362 sq ft)
  - Entirely let to Papworth Hospital NHS Foundation Trust on a new 5 year lease
  - On-site parking for 40 cars
  - Popular business park
  - Current Rent Reserved
- £128,240 pa<sup>(1)</sup>**

On the Instructions of Praxis



#### 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 detached office building. The property benefits from on-site parking for 40 cars and a six person passenger lift servicing all floors. NB. The property was formerly known as 'Justinian House'.

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)
<b>Total</b>	<b>1,241.35 sq m</b>	<b>(13,362 sq ft)</b>

#### Tenancy

The entire property is at present let to PAPWORTH HOSPITAL NHS FOUNDATION TRUST for a term of 5 years and 7 days from 18th December 2017 at a current rent of £128,240 per annum. The lease contains full repairing and insuring covenants limited by a schedule of condition.

(1) There is a rent-free period expiring 25th December 2018.

The Vendor will top up the rent so the purchaser effectively receives £128,240 per annum from completion.

NB. The tenant is in the process of fitting out with works scheduled for completion 9th March.

#### Tenant Information

Website: [www.royalpapworth.nhs.uk](http://www.royalpapworth.nhs.uk)

Papworth Hospital was awarded Foundation Trust status in 2004 and today the Trust employs more than 1,800 people. The Trust is a member of the Cambridge University Health Partners, one of only five academic health science centres in England. Further, the Trust is developing plans for a new £165m state-of-the-art hospital on the Cambridge Biomedical Campus ([www.royalpapworth.nhs.uk](http://www.royalpapworth.nhs.uk)).

#### VAT

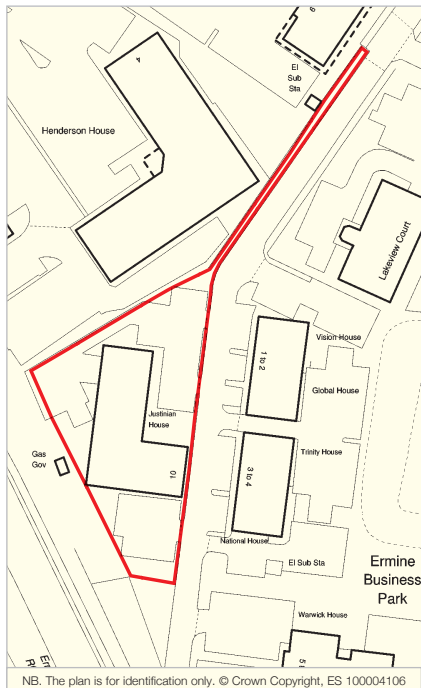
VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.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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Let to  
Papworth Hospital  
NHS Foundation Trust  
(Tenant presently fitting out)

25  
LOT

