

TO LET / FOR SALE - INDUSTRIAL / OFFICE

AIDL HOUSE

Kingfisher Way, Hinchingsbrooke Business Park, Huntingdon,
PE29 6FN



Key Highlights

- 15,911 sq ft
- Partially redecorated by the outgoing tenant - further works possible
- Rare virtual freehold opportunity or available to let
- Two storey office building with lab/storage/workshop on the ground floor
- Yard/loading area to the rear
- On site car parking ratio: 1:236 sq ft - 65+ spaces (more if yard is utilised)

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Location

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 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.

Hinchingbrooke Business Park was developed in the 1990's and is situated adjacent to J23 of A14.

Nearby occupiers include Anglian Water, NHS, Marriott Hotel and Busy Bees Day Nursery.

Description

Two storey detached office building with parking within an established business park. The property comprises predominantly open plan office space with some meeting rooms, WC and kitchen space. The ground floor was formerly used as R&D space but can be fitted with further offices (see photo opposite). There is a roller shutter door for deliveries into the ground floor. There is air-conditioning on both floors and the first floor is raised.

Externally there is car parking to the front and a small yard to the rear which may/may not be used to provide more parking if required.

There is a roller shutter door for deliveries into the ground floor.

Accommodation

Name	Sq ft	Sq m
Ground - Floor	8,195	761.34
1st - Floor	7,716	716.84
Total	15,911	1,478.18

Terms

The property is available for sale virtual freehold - offers in excess of £2,000,000.

Alternatively a letting as a whole or floor by floor may be considered.

Business Rates

Rates payable: £100,352 per annum
(based upon Rateable Value: £196,000)

From 1st April 2023 the Rateable Value is set to decrease to

Contact

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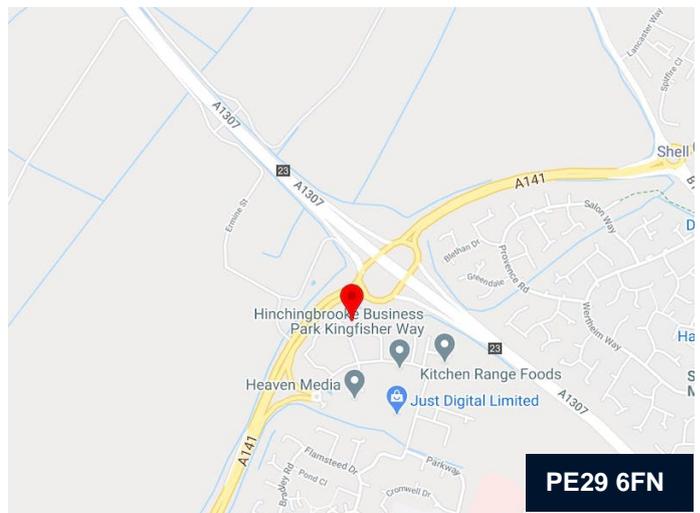
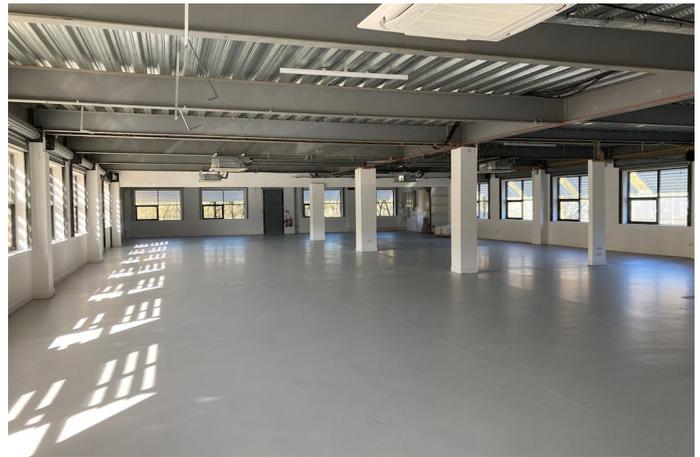
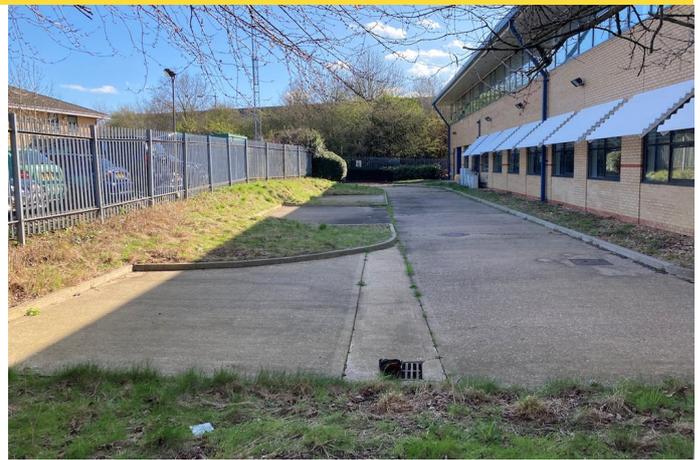
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