

OFFICE

FOR SALE (MAY LET)



**Warwick House, 5 Spitfire Close, Ermine Business Park, Huntingdon, Cambridgeshire  
PE29 6XY**

811.179321

**Eddisons**

# WARWICK HOUSE

5 SPITFIRE CLOSE, ERMINE BUSINESS PARK, HUNTINGDON, CAMBRIDGESHIRE, PE29 6XY



Agreement

For Sale



Detail

Office



Price

£350,000 plus VAT



Size

300.25 sq m (3,232 sq ft)



Location

Huntingdon, PE29 6XY



Property ID

811.179321

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



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MRICS MCIOB  
Director

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Property

A modern self-contained three storey office building forming part of a block of three offices, all with their own separate access and car park. The offices are accessed via a central staircase off a main reception, allowing individual access to the three floors. Each floor has its own WC. Floor space is largely open plan with suspended ceilings incorporating recessed lighting together with double glazing to windows and full gas fired central heating.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	97.68	1,051
First floor	100.32	1,079
Second floor	102.24	1,100
<b>Total NIA</b>	<b>300.24</b>	<b>3,232</b>

Energy Performance Certificate

Rating: D (94)

Services

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

**Charging Authority:** Huntingdonshire District Council

**Description:** Offices and Premises

**Rateable Value:** £38,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

Tenure

The property is available For Sale on a freehold basis.

Price

£350,000 plus VAT for the freehold with vacant possession.  
The owners may be prepared to consider a lease of the building, terms upon application.

VAT

We understand that VAT will be charged on the price.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

Huntingdon is strategically located approximately 60 miles north of London and 16 miles north-west of Cambridge. Road connections are excellent via the nearby A14 and A1 which lead to the M11, M1, and M6. There is a regular rail service to London Kings Cross which can be reached in approximately one hour. The A14 between Huntingdon and Cambridge has recently been upgraded to provide a much improved link within the area.

The property is situated on the established Ermine Business Park which is located to the north of Huntingdon offering ready access to the A14/A1 junction at Brampton Hut.







