

# OFFICE

## TO LET / MAY SELL

3 PERCY WAY,  
ST JOHN'S BUSINESS PARK,  
HUNTINGDON,  
PE29 6SZ

**9,337 sq ft NIA**  
**867.43 sq m NIA**

- Modern two storey office on established business park
- Detached building comprising 9,337 sq ft NIA constructed in 2006
- Available now. NB currently subject to lease until March 2023 to a tenant who has vacated and is willing to facilitate early possession – without prejudice
- Excellent parking ratio 1:215 sq ft / 43 car parking spaces
- This property has two EV charging points and the advantage of 5G mobile signal



**Carter Jonas**

## LOCATION

3 Percy Way is located on the gateway to St John's Business Park and Vantage Park, a business park development constructed in the mid-2000s. Washingley Road is access from the A141 (Spittals Way) which bypasses Huntingdon to the north and provides access to the A14, together with a direct link to the M11, M6 as well as the A1 and M1. Nearby occupiers on the park and in the immediate vicinity include Anglian Water, Audi and VW, Couch Perry Wilkes, Coversure Insurance Services and Impact Direct.

## DESCRIPTION

The property comprises a self-contained two storey detached property of steel frame construction with brick elevations under a pitched tiled roof. The property benefits from 43 on-site car parking spaces and sits on a 0.75 acre plot. The property has raised access floors, suspended ceilings, comfort cooling air handling system, Cat.II lighting, shower and WC facilities, 8-person passenger lift, double glazing and secure car access. There are two electric car charging points in the car park.

## ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	428.93	4,617
First Floor	438.50	4,720
Total	867.43	9,337

## TERMS

The property is currently let to Omega-Pharma NV until March 2023. The building has a current passing rent of £141,050 per annum. We are offering the property for sale or to let from the expiration of this lease however there may be an opportunity to secure vacant possession earlier (without prejudice). Further details on application.

The building can be let as a whole or alternatively on a floor by floor basis, subject to the tenants requirements.

## PLANNING

The property operates as an office under Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## RENT/PRICE

On application.

## EPC

EPC: D

## VAT

We understand that VAT is payable on the purchase price.

## VIEWING

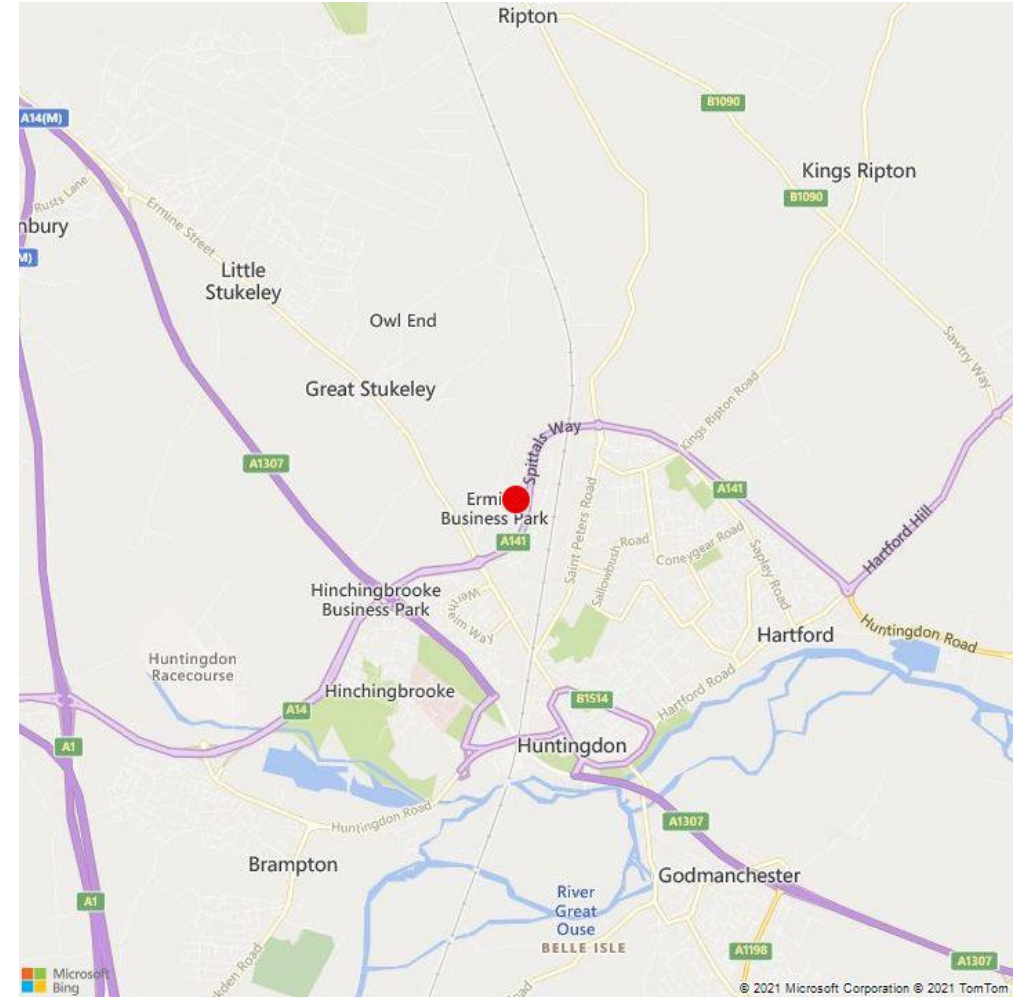
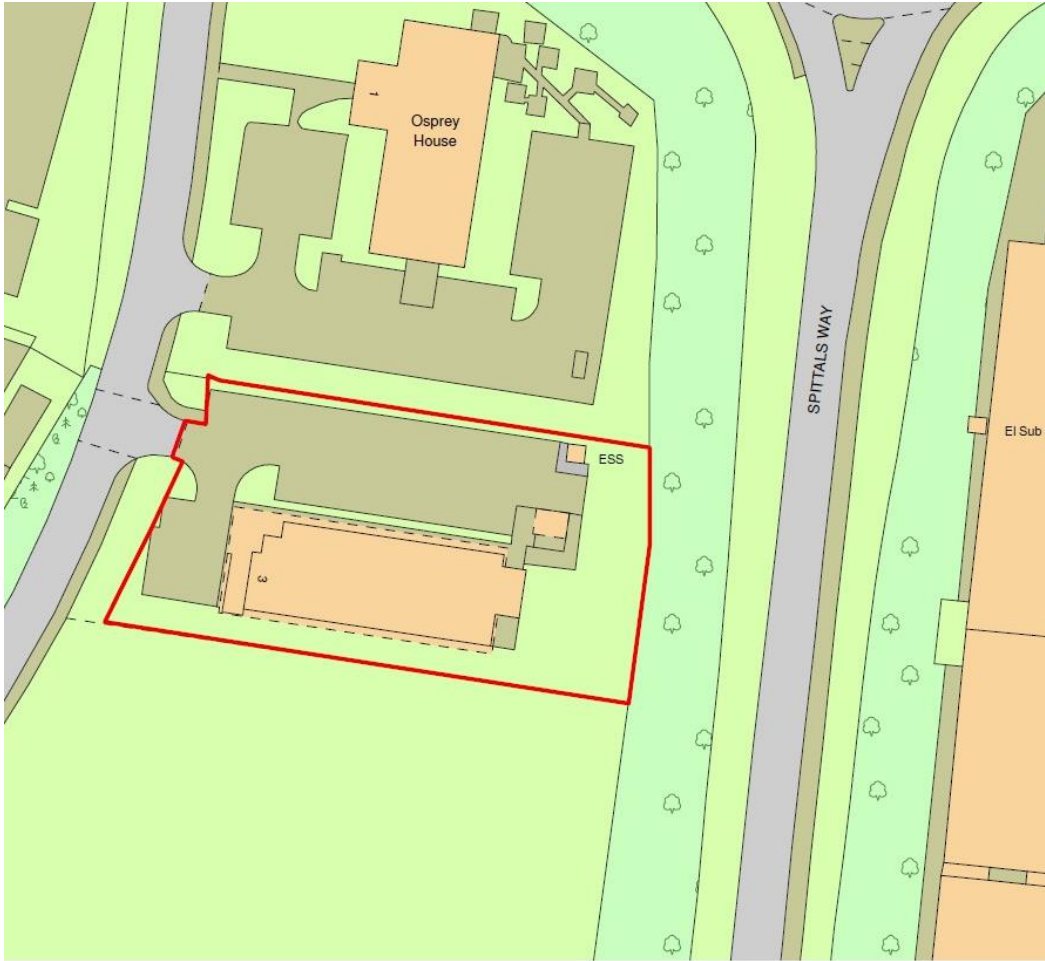
Strictly by appointment with agents.

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.







**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. January 2021.

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