

Setsquare Property Ltd

Unit 14, Ramsey Ct, Hinchingsbrooke Business Park, Huntingdon PE29 6FY
01480 455179

Office Lease Details

Location

Popular and prominent location within Hinchingsbrooke Business Park with excellent access to the A1 and A14. Recent nearby major infrastructure upgrades to the road network have created a quiet and pleasant environment around the business park, making the central seating garden area a significant benefit. Huntingdon town centre and Hinchingsbrooke Country Park are also both accessible by foot.



Description

Ground floor office suite within a modern semi-detached two-storey office building situated at the entrance to popular Ramsay Court. Floor space is an open plan office with kitchenette, accessible off a central entrance reception area. Modern specification raised access flooring, suspended ceiling and comfort cooling are present. Intercom and key fob access to the main entrance and building security alarm are provided. Friendly and approachable landlord is also the first floor tenant.

Services

Mains electricity and water are available to the premises. High speed internet is also present. Tenant would install their own internal distribution of electricity and internet.

Office;

Ground Floor, Unit 14, Ramsey Court, Hinchingsbrooke Business Park, Huntingdon PE29 6FY

Office Floor Area;

Overall area = 96m² (1033 sq.ft) inc. kitchenette

Subdivision is feasible, with either;

- 50/50 – 48m² (516 sq. ft)
- 35/65 – 34m² (360 sq. ft) / 62m² (670 sq. ft)

Facilities included;

- Comfort cooling / heating (air conditioning),
- Raised access flooring,
- Kitchenette,
- Use of 3no. W.C's and communal entrance area,
- Building security alarm and front door entry control system.
- 5 car parking spaces allocated to ground floor immediately adjacent the building entrance (additional spaces available within business park on first come first served basis).

Rent are flexible and subject to agreement with the following indicative figures;

- Entire Ground Floor - £14k + VAT per annum.
- 35% Ground Floor - £6k + VAT per annum.
- 50% Ground Floor - £8k + VAT per annum.
- 65% Ground Floor - £11k + VAT per annum.

Full Ground Floor Rateable Value (smaller units pro-rata);
£12,168.00

Service Charge

To include electricity, water supply, communal area cleaning, lift maintenance, alarm and access system maintenance, building insurance.

T.B.C.

Ramsey Court Business Park Service Charge (smaller units pro-rata)

Currently £1,090.30 + VAT per annum (this is the ground floor portion).

Surety Deposit

3 months rent plus VAT

Flexible Lease Terms;

1 year min. (with 3 months' notice).

Repair arrangements;

Full repairing and insuring lease. (Building insurance to be shared between ground floor and first floor tenants)

