

UNITS TO LET FROM 4,356 sq ft



A14/A1 LINK
NEARBY



ALLOCATED CAR
PARK



PRIME
LOCATION

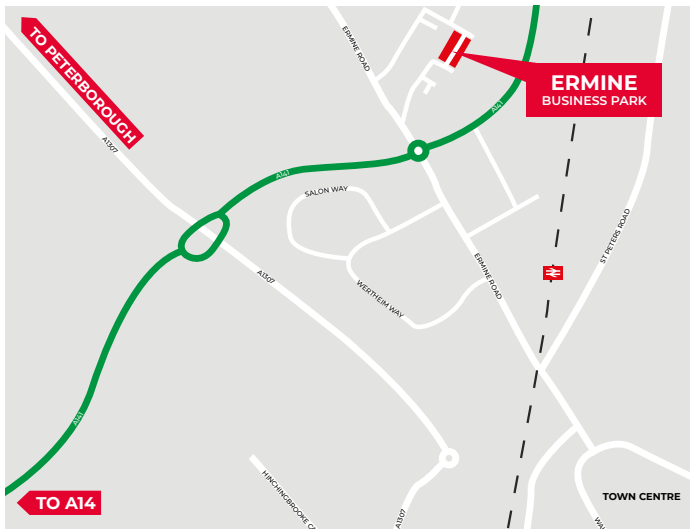
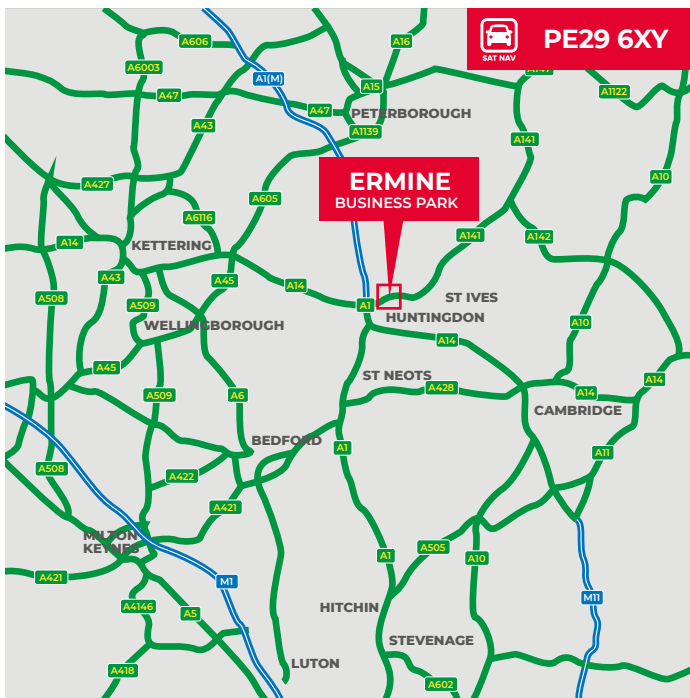


www.ipif.com/erminebusinesspark

MODERN INDUSTRIAL / WAREHOUSE UNITS

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

IPIF



LOCATION

Huntingdon lies 60 miles north of London, 16 miles north-west of Cambridge and 18 miles south of Peterborough. The A14, which has recently been upgraded providing a much improved link between Huntingdon and Cambridge, links the east coast ports with the M11, A1 and M1/M6. The A1 lies 2 miles to the west of the town centre, and there is a mainline railway station in Huntingdon with frequent services to London (Kings Cross).

DESCRIPTION

Modern light industrial/warehouse building built around a steel portal frame with brick and block main walls under a pitched roof. Units are provided with offices, WC & Kitchenette. Each unit has its own allocated car parking area.

ACCOMMODATION

Available accommodation comprises of the following gross Internal areas:

	M ²	FT ²
Ground Floor	796	7,071
FF Office		1,498
TOTAL	796	

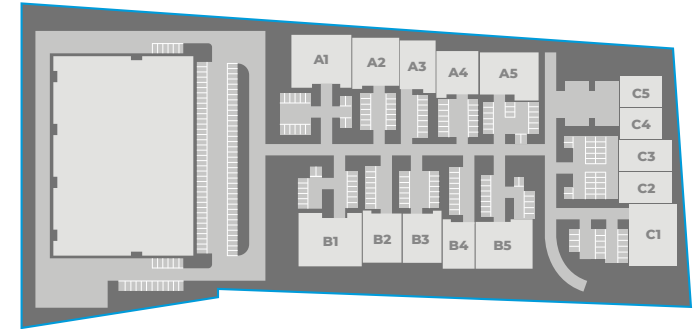
UNIT C4	M ²	FT ²
Ground Floor	354.3	3,814
FF Office	50.4	542
TOTAL	404.7	4,356

LEASE TERMS

The property is available by way of a new full repairing and insuring lease. Rental terms upon application.

BUSINESS RATES

Available upon request.



SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the Landlord

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