

# Vantage Park



take advantage @ vantage park :

A modern high specification office unit located in a prime location with convenient access to the A14, A1 and onwards to the M11

For Sale | To Let



available now for immediate occupation :

first floor, suite 2 : 2,350 sq ft (218.3 sq m)



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BREEAM Approved Assessor



## specification

Suite 2 offers the following features and benefits:

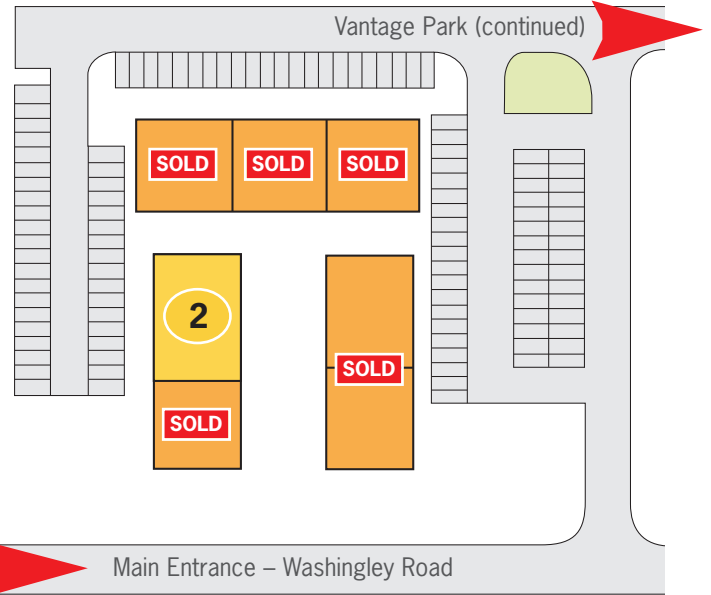
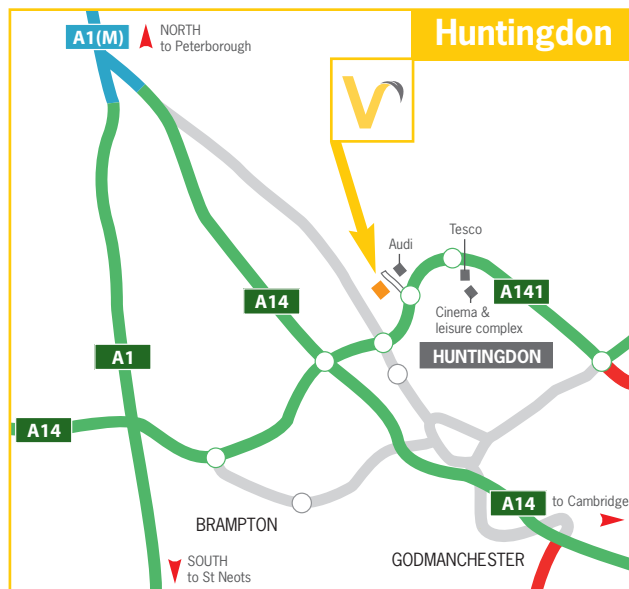
- Comfort cooling
- Raised floors
- Carpeting throughout
- Category 2 recessed lighting
- Kitchenette
- Part L compliant
- 10 allocated parking spaces
- Direct accessibility to the A1
- Close to local amenities
- Floor boxes

## location

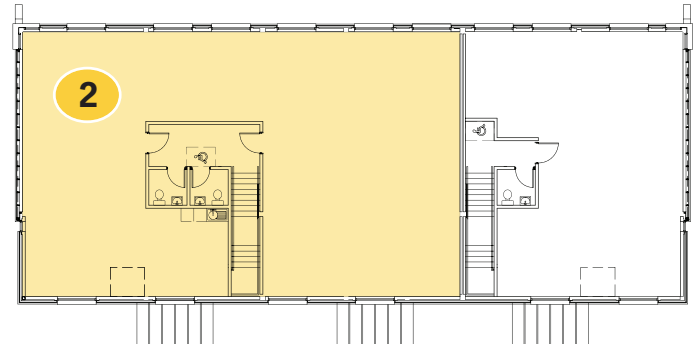
Vantage Park is strategically situated on the outskirts of Huntingdon; an historic market town in Cambridgeshire. Highly accessible by car, the development occupies a prime location close to Huntingdon's northern bypass and boasts fast access to the A1 via the A14, which itself provides a direct link to both the M1, M6 and M11.

Huntingdon has excellent rail services being on the East Coast Mainline, with London Kings Cross to the south (approx. 50mins) and Peterborough to the north (approx. 15mins).

## sat nav ref.: PE29 6SR



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## freehold / leasehold

Freehold or Leasehold upon application. Leases are fully repairing and insuring. VAT will be charged on the purchase or rental price. The scheme is fully managed and a service charge is payable for maintenance of the development's common areas.

None of the statements contained herein are to be relied upon as statements or representations of fact. All photographs are indicative of proposed building design. All interested parties are encouraged themselves to verify the accuracy of any statement. Any measurements, maps, distances or times stated are approximations only. These particulars do not constitute or form part of an offer or contract. Unless otherwise stated all prices and rents are quoted exclusive of VAT. May 2011. Design by [www.everlookmarketing.co.uk](http://www.everlookmarketing.co.uk)

### Contact and Viewing

Please contact our appointed agents:

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William Neale / Phil Ridoutt

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