

TO LET - OFFICE

INCUBATOR 1

Alconbury Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4XA



Key Highlights

- 615 to 1,861 sq ft
- High specification office suites
- Comfort cooling, break out space with tea & coffee making facilities
- Car parking and covered cycle storage
- Close to The Club which provides meeting rooms, event space, cafe and gym

SAVILLS Peterborough
Stuart House
Peterborough PE1 1QF
01733 344 414
savills.co.uk



Location

Alconbury Weald is extremely well connected by road and public transport. Road access is excellent being on the interchange of the A1M and A14. Travel times to Cambridge are just 30 minutes with the A14 upgrade. There is a regular bus service connecting Alconbury Weald with Cambridge, Huntingdon and St Ives. Huntingdon rail station is a short bus ride or cycle, and has fast, regular train services to London, St Neots and Peterborough.

The Glade, Alconbury Weald's first local centre, provides a Co-op, nursery and office space is under construction - practical completion is due in July 2023. A day nursery is planned and will be located adjacent to The Glade.

Commercial occupiers at Alconbury Weald include the Cambridgeshire County Council HQ, IKO, MMUK and Encocam Limited. 1.5 million sq ft of employment space has been completed and more than 2,500 people employed.

Over 3,000 residents already live in the 800 new homes constructed at Alconbury to date with a further 900 homes currently under construction.

Description

Incubator 1 is the flagship office building located at the heart of Alconbury Weald and includes comfort cooling and heating system with opening windows, large glazed frontages, break out spaces with tea & coffee making facilities, WC's and showers, and recycling facility points. Externally Incubator 1 has parking, covered cycle storage and is a short walk to The Club which provides meeting rooms, event space, cafe and gym.

Accommodation

Name	sq ft	sq m	Tenure	Availability
Unit - 4	631	58.62	To let	Available
Unit - 6	615	57.14	To let	Coming Soon
Unit - 7	615	57.14	To let	Available

Terms

The suites will be available on a 3 year lease with landlord and tenant breaks offering 12 month certainty. The quoting rent of £30.00 per sq ft is inclusive of service charge.

Viewings

Strictly by appointment with the agents:- William Rose or Ben Green of Eddisons - 01223 467155

Contact

William Rose BSc MRICS

+44 (0) 1733 201 391

+44 (0) 7870 999 566

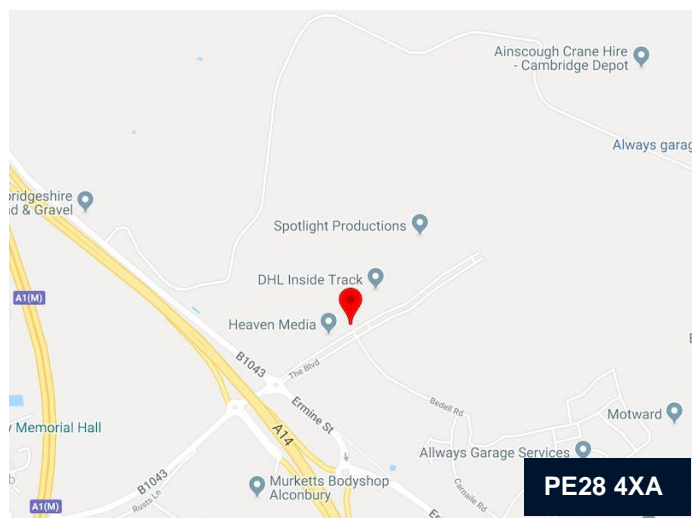
wrose@savills.com

James Anderson

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com



PE28 4XA

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 05/07/2023

savills



