

Lot 3, 2A, 2B & 2C Vantage Park, Washingley Road, Huntingdon, Cambridgeshire PE29 6SR

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Office Investment

- Substantial multi-let office investment
- Comprising three adjoining self-contained office buildings capable of further subdivision
- Immediate asset management opportunities
- Approx. floor area of 1,257.34 sq m (13,533 sq ft)
- Benefits from the use of 54 car parking spaces
- Well established office location
- Excellent road communications, close to Junction 24 of A1(M)
- All Occupational Leases Outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954

Lot

3

Auction

17th September 2026

Rent

£116,724 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of a Cambridge College

Location

Miles

15 miles north west of Cambridge, 15 miles south of Peterborough, 30 miles north east of Northampton

Roads

A141, A1307, A14, A1(M)

Rail

Huntingdon Railway Station

Air

London Stansted Airport

Situation

Huntingdon is a market town in Cambridgeshire. The town benefits from excellent road communications, being situated close to Junction 24 of the A1(M), providing direct access to the wider A1 corridor connecting to London and the North. Huntingdon railway station provides regular services to London King's Cross with a fastest journey time of approximately 50 minutes. The property is situated on Vantage Park, an established out of town business park located to the north of the town centre, fronting Washingley Road and benefitting from prominent frontage to Percy Road. The immediate surrounding area comprises a mix of office accommodation, with occupiers including AGITO, CPW and Artisan (UK) PLC, together with car showrooms (VW & Audi).

Tenure

Freehold.

Description

The property comprises three adjoining self-contained office buildings, each providing accommodation on the ground, first and second floors, which have been further subdivided to provide smaller suites.

Huntsbridge Vets have recently substantially refurbished their units and the unit let to Trebes benefits from a newly installed replacement HVAC system and LED lighting.

The property benefits from the use of 54 car parking spaces.

The buyer will also benefit from a share in the management company which manages Vantage Park (please see Legal Pack for details).

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review
2a	Ground	Veterinary Practice	154.52	(1,663)	HUNTSBRIDGE VETS LTD t/a Huntsbridge Vets (1)	15 years from 06/05/2026 (2)	£23,179.50 (3)	06/05/2031 06/05/2036 to open market rental value
2a	First	Office	154.10	(1,658)	VACANT	-	-	-
2a	Second	Office	117.02	(1,259)	VACANT	-	-	-
2b	Ground First Second	Veterinary Practice	142.33 141.18 115.39	(1,532) (1,519) (1,242)	HUNTSBRIDGE VETS LTD t/a Huntsbridge Vets	15 years from 06/05/2026 (4)	£55,344.50 (5)	06/05/2031 06/05/2036 to open market rental value
2c	Ground	Office	156.30	(1,682)	TC (EAST) LIMITED t/a TC Group (6)	5 years from 09/03/2026 (7)	£23,200	09/03/2029 to open market rental value
2c	First	Office	153.20	(1,649)	VACANT	-	-	-
2c	Second	Office	123.30	(1,327)	TREBES CONSULTING LIMITED t/a Trebes Consulting (8)	5 years from 13/08/2026 (9)	£15,000	-
Total approximate floor area			1,257.34	(13,533)			£116,724	

(1) Huntsbridge Vets Ltd are the only independent veterinary practice in Huntingdon (www.huntsbridgevets.co.uk).

(2) The lease provides a tenant only option to determine the lease on 05/05/2037. The lease is subject to a photographic schedule of condition.

(3) The tenant benefits from a rent free period until 06/03/2027, after which the rent will be £11,589.75 pa until 06/10/2028, when it will increase to £23,179.50 pa. The seller has agreed to top up completion monies so the unit will effectively produce £23,179.50 pa from the completion of sale.

(4) The lease provides a tenant only option to determine the lease on 05/05/2037. The lease is subject to a photographic schedule of condition.

(5) The tenant benefits from a rent free period until 06/03/2027, after which the rent will be £27,672.25 pa until 06/10/2028, when it will increase to £55,344.50 pa. The seller has agreed to top up completion monies so the unit will effectively produce £55,344.50 pa from the completion of sale.

(6) TC (EAST) LIMITED is part of TC Group, a UK-wide firm of accountants, tax advisers, auditors and business advisers, operating from over 60 offices across the UK.

(7) The lease provides a tenant only option to determine the lease on 09/03/2029.

(8) Trebes Consulting is an independent Chartered Quantity Surveying consultancy specialising in NEC contracts and commercial management.

(9) The lease provides a tenant option to determine on 13/08/2029.

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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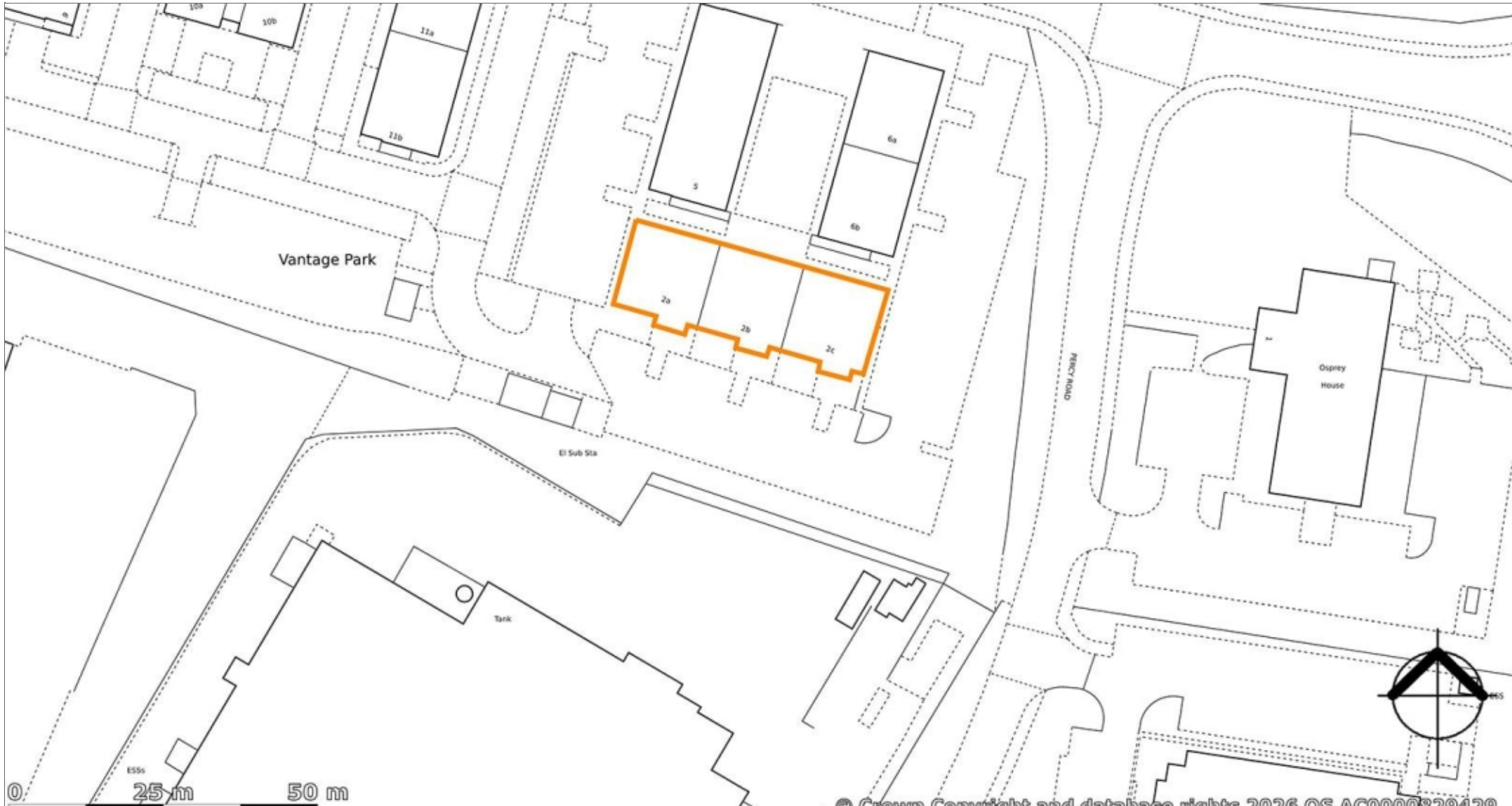
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