

This converted barn provides modern office space in an accessible location 20 miles north of Cambridge City Centre.

**Gross Internal Area – 2,260 SQ FT / 210 SQ M**

- Attractive countryside location with ample parking.
- Located close to St Ives, Huntingdon and Cambridge.
- Modern office fitted out to a high standard.

#### **Distances**

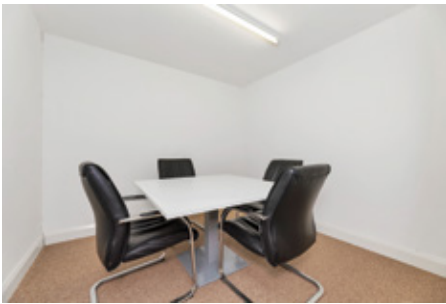
St Ives 3 miles  
Huntingdon 4.6 miles  
Cambridge 20 miles  
(all distances are approximate)

#### **Enquiries**

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## **THE HAY BARN** **UNIT 4, GRANGE FARM** **BUSINESS PARK, HUNTINGDON**



### Location

The property is located at Grange Farm on the outskirts of Woodhurst in the county of Huntingdonshire.

The location offers a countryside setting with good transport connectivity, providing fast and easy access to St Ives, Huntingdon and towns further afield including Cambridge.

The offices at Grange Farm offer excellent connectivity. Huntingdon station is approximately 6.8 miles away, providing a fast rail service to London Kings Cross and St Pancras in under an hour.

There is a bus stop located in Woodhurst providing direct services to Ramsey and Huntingdon with St Ives providing connections to the Cambridge Bus Way, Addenbrookes Hospital and Cambridge City Centre. Woodhurst is located half a mile from the premises.

The A141 is located a mile to the north west of the site connecting the site to the A141, A1 and the wider road network.

### Description

The property is situated in a rural setting benefitting from attractive views, ample parking and a private secure driveway.

The office itself is fitted out to a good standard internally. The office comprises a mix of open plan space and separate office/meeting rooms, including a boardroom.

The office suite benefits from modern WCs and kitchen facilities and large windows for natural light.

Externally there is a private car park available with parking for vehicles.

The offices are available as a whole.

### Terms

The offices are available by way of a new effective full repairing and insuring lease on a term of lease to be agreed.

The Security Provisions of the Landlord & Tenant Act 1954 will be excluded.

### Outgoings Rent

£34,000 per annum

### Service Charge

Please note that a service charge is payable in addition to the rent. The service charge, currently £170 plus VAT per month and covers the following: site maintenance, water, drainage, electric security gate and use of commercial bins.

### Services

Mains services including water and power are connected to the property.

Electricity is separately metered and recharged on a monthly basis.

Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

We understand that there is hybrid fibre available at the property and the outgoing tenants have set up Starlink.

#### Business Rates

Business rates are also payable by the tenant.

#### Insurance Rent

The tenant will reimburse the landlord for the insurance premium relating to the premises.

#### Energy Performance Certificate (EPC)

The property benefits from an energy rating of C.

#### Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

#### Postcode

A nearby postcode is PE28 3BQ

#### what3words

The location of the entrance to the property is ///motion.socialite.corals

#### Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call 07443 350780 Interested parties will be required to complete a pre-viewing questionnaire prior to a site visit.

#### Local Authorities

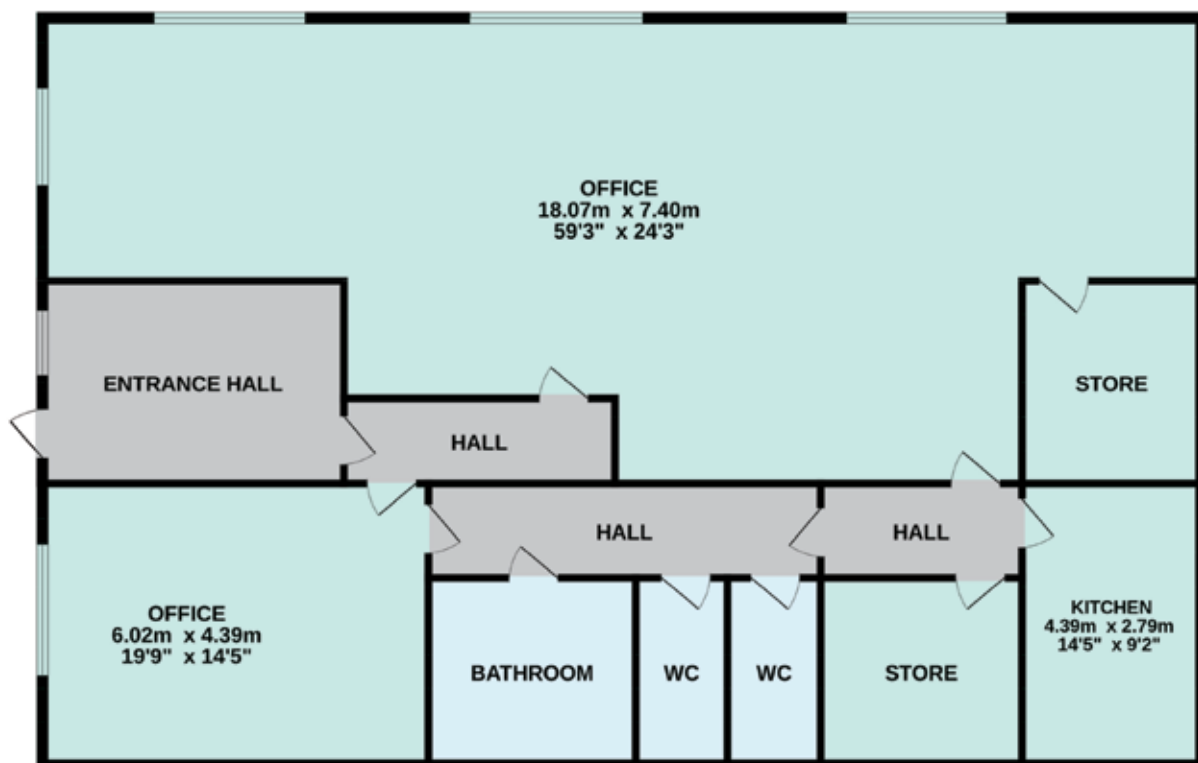
Huntingdon District Council / 01480 388388 / mail@huntingdonshire.gov.uk

#### Virtual Tour

Please click [here](#) to view a 3D tour of the office.

#### Photographs

The photographs in these particulars were taken in November 2025.



#### Important notice

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