

FORMER WATA SITE | OLD HOUGHTON RD | HARTFORD | HUNTINGDON | PE29 1YB



**EDUCATION TRAINING COMPLEX ON 1.97 HECTARES (4.87 ACRES)**

**POTENTIAL DEVELOPMENT OPPORTUNITY (STP)**

**FOR SALE VIA ONLINE AUCTION**

**ON INSTRUCTION OF THE JOINT ADMINISTRATORS**

## EXECUTIVE SUMMARY

- 3,356 SQ M (36,132 SQ FT)
- 6 OFFICE/TRAINING/AMENITY BUILDINGS PREVIOUSLY USED AS A TRAINING EDUCATION FACILITY (D1 USE)
- SITE AREA 1.97 HECTARES (4.87 ACRE) APPROX.
- FREEHOLD
- 1.5 MILES EAST OF HUNTINGDON WITH A 7 MINUTE DRIVE TO THE A14 (J23)
- SURROUNDING AREA IS PREDOMINANTLY RESIDENTIAL
- DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)
- PART INCOME PRODUCING



### AUCTION SALE

The property is to be sold by public online auction on the date identified on the 574 auction website – **574.co.uk**.

Please refer to the website listing for the current Guide Price and for instructions on bidder registration and the bidding process.

The sale will be dealt with by way of an auction contract. Please refer to the website listing for access to the dataroom, which will include the legal pack and all other relevant paperwork.

Full bidding details can be provided on request.

### SALE BY JOINT ADMINISTRATORS

Please note that this is a sale by Andrew McTear and Chris McKay of McTear Williams & Wood, acting as joint administrators of West Anglia Training Association Limited without personal liability.



## LOCATION

The property is situated in the village of Hartford, which is 1.5 miles to the east of Huntingdon and approximately a 7 minute drive to the A14 (junction 23).

Old Houghton Road is accessed from the B1514, close to the roundabout with the A141/A1123. The Cambridgeshire Guided Busway stops opposite the entrance to the property and connects Cambridge, Huntingdon and St Ives.

Old Houghton Road is now a cul-de-sac which was formed when the Huntingdon bypass was constructed and now takes traffic along the A1123 and A141.

## A14 UPGRADE

The £1.5bn project will upgrade 21 miles of the A14, adding additional capacity and cutting up to 20 minutes off journeys. It will include a major new bypass for Huntingdon, widening the A1 between Brampton and Alconbury, widening the existing A14 between Swavesey and Milton and improving the junctions at Bar Hill, Swavesey, Girton, Histon and Milton. There will also be improvements in Huntingdon town centre, including the demolition of the A14 viaduct and a new local access road. The project is on schedule to open to traffic by the end of 2020.

[CLICK TO VIEW GOOGLE MAPS](#)



## DESCRIPTION

The subject property comprises a 1.97 hectare (4.87 acre) site with a range of office, training and warehouse buildings together with a tarmac road and car parking areas. The main vehicular access is marked by a steel barrier from Old Houghton Road. The previous occupier operated as a training provider offering health and safety and environmental courses for the construction industry.

The site is set back from Old Houghton Road and is screened by trees and hedges on all sides of the site.

The surrounding area is predominantly residential, with large detached houses opposite the main entrance to the site. To the east of the site is Hartford Marina with the River Great Ouse running to the south.



- 1. Main Office Block
- 2. Annexe
- 3. Atrium
- 4. Refectory
- 5. Skills Building



## ACCOMMODATION

The buildings provide the following approximate gross internal floor areas:

Building	Sq Ft	Sq M
1 Main Office Block	5,526	513
2 Annexe	1,689	157
3 Atrium	3,359	312
4 Refectory	6,460	600
5 Skills Building - High Bay	10,369	963
Skills Building - Low Bay	6,265	582
Skills Building - Mezzanine Floor	2,464	229
<b>TOTAL</b>	<b>36,132</b>	<b>3,356</b>



MAIN OFFICE BLOCK

## MAIN OFFICE BLOCK

Built in the early 1990s with a double height entrance reception, incorporating a boardroom, small office, kitchen, male, female and disabled WCs located off the main entrance. Further classrooms/meeting rooms and a kitchen/break out area are accessed from a main corridor. From the main reception there is a spiral staircase which gives access to another boardroom and large storage room. Wall-mounted air-conditioning cassettes have been installed in a number of the classrooms/meeting rooms.



ATRIUM

## ANNEXE

An office/training facility with 3 classrooms previously used for examinations plus male/female and disabled WCs.

## ATRIUM

Built in 2004/2005 with a main double-height corridor which provides access to several classrooms/offices. A small kitchen/break out room provides access to an external decked patio.

The classrooms/meeting rooms benefit from suspended ceilings with inset lighting, ceiling mounted air-conditioning cassettes and laminate flooring plus male/female and disabled WCs.

## REFECTORY

Built around 2007 and comprising a reception area and main corridor with classrooms/offices, plus a kitchen and double height canteen.

There are stairs and a passenger lift from the reception with further classrooms/offices at first floor level which benefit from suspended ceilings with inset lighting, ceiling mounted air-conditioning cassettes and laminate flooring plus male/female and disabled WCs.

## SKILLS BUILDINGS

The Skills Buildings comprise two adjoining warehouse bays joined internally by double pedestrian doors. The buildings were constructed in 2013 and are of steel portal frame construction with part insulated steel sheet cladding and part blockwork. The roof is pitched with translucent light panels throughout.

To the rear there is a mock two lane section of the A14, previously used for training purposes. There is also an additional access road which joins Old Houghton Rd.

### HIGH BAY WAREHOUSE

The high bay warehouse measures approx 28.5m x 33.8m with a minimum eaves height of 10.4m. A loading door provides access from the main car park.

There are suspended lights which supplement the roof lights. The floor is laid to tarmac.

### LOW BAY WAREHOUSE

The low bay warehouse has a minimum eaves height of 6.42m and measures approximately 30m x 19.4m. There is a single sectional loading door to the side and a large mezzanine to the rear. The mezzanine stretches the full width of the unit and provides several classrooms/offices with demountable partitions. The underside of the mezzanine floor has a suspended ceiling with fluorescent lighting. There is a partitioned area in one corner which provides male, female and disabled WCs.



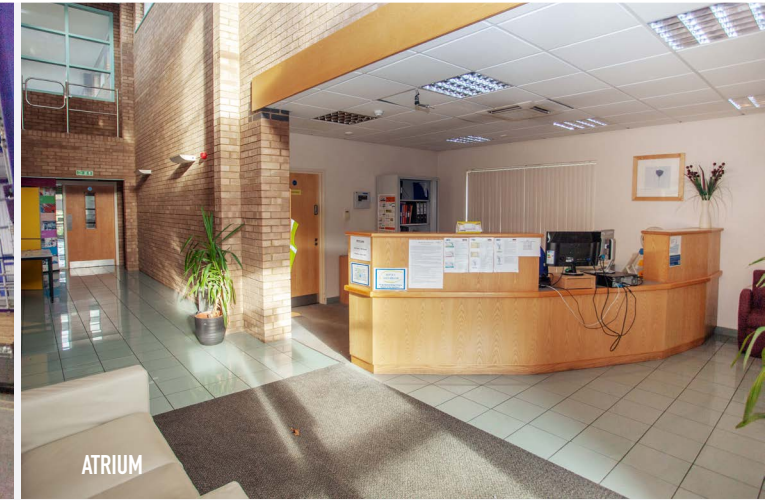
SKILLS BUILDINGS



REFECTORY



SKILLS BUILDING



ATRIUM

## PLANNING

The local planning authority is Huntingdonshire District Council. Main number: 01480 388388. We have been advised by the LPA that there are a series of planning permissions for development on this site with the descriptions typically being 'erection of training facility' or similar. This would be classed as a D1 use.

We note that a planning application has been submitted for the erection of 27 residential properties on land to the north of the subject property. (18/02239/OUT).

The site has potential for redevelopment, subject to planning.

## BUSINESS RATES

West Anglia Training Association, 10 Old Houghton Road, Hartford, Huntingdon, Cambs, PE29 1YB

£173,000. Rateable Value.

It is noted that the Skills Building has not been assessed by the VOA.

## VAT

The property is or will be elected for VAT.

## TENURE

Freehold. The chattels are not included in the sale.

## TENANCY

Terms have been agreed (subject to lease) on part of the Main Office Block and part of the Skills Building with Warren Access Huntingdon Limited to enter into a new lease at a rent of £20,000 pa.

Further information is available in the data room.

## EPC

Main Office Building	D - 91
Annexe	D - 95
Atrium	D - 85
Refectory	C - 64
Skills Buildings	B - 32

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:



**Nick O'Leary**

01223 814256  
[noleary@lsh.co.uk](mailto:noleary@lsh.co.uk)

**Mike Wilson**

01223 814261  
[mwilson@lsh.co.uk](mailto:mwilson@lsh.co.uk)



**Max Mason**

020 7198 2051  
[max@574.co.uk](mailto:max@574.co.uk)

**Jeremy Green**

020 7198 2220  
[jeremy@574.co.uk](mailto:jeremy@574.co.uk)