

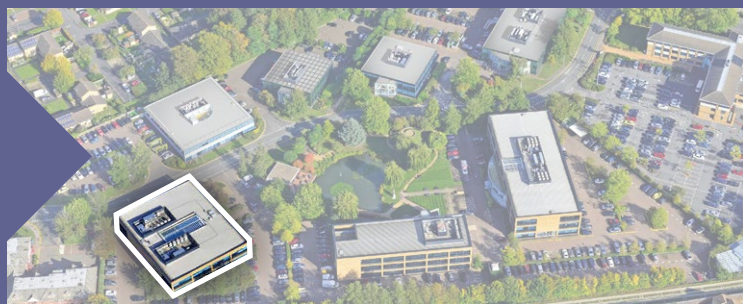
# VISION PARK CAMBRIDGE



## CONQUEROR HOUSE

VISION PARK, CHIVERS WAY,  
CAMBRIDGE, CB24 9ZR

TO LET FIRST FLOOR OFFICE SUITE  
5,145 SQ FT (478 SQ M)



## KEY HIGHLIGHTS

- Onsite lakeside café
- Prominent office in an established commercial location
- Easy access to the Cambridgeshire Guided Busway and Park & Ride services as well as the A14 and M11
- Generous onsite parking allocation
- Flexible floorplates suitable for a range of office and R&D uses
- Imposing two storey office building, with other occupiers including Talga Technologies, Bupa Healthcare and Coutts Bank



First floor suite

## DESCRIPTION

**Impressive two storey glazed office building which commands a central position on Vision Park.**

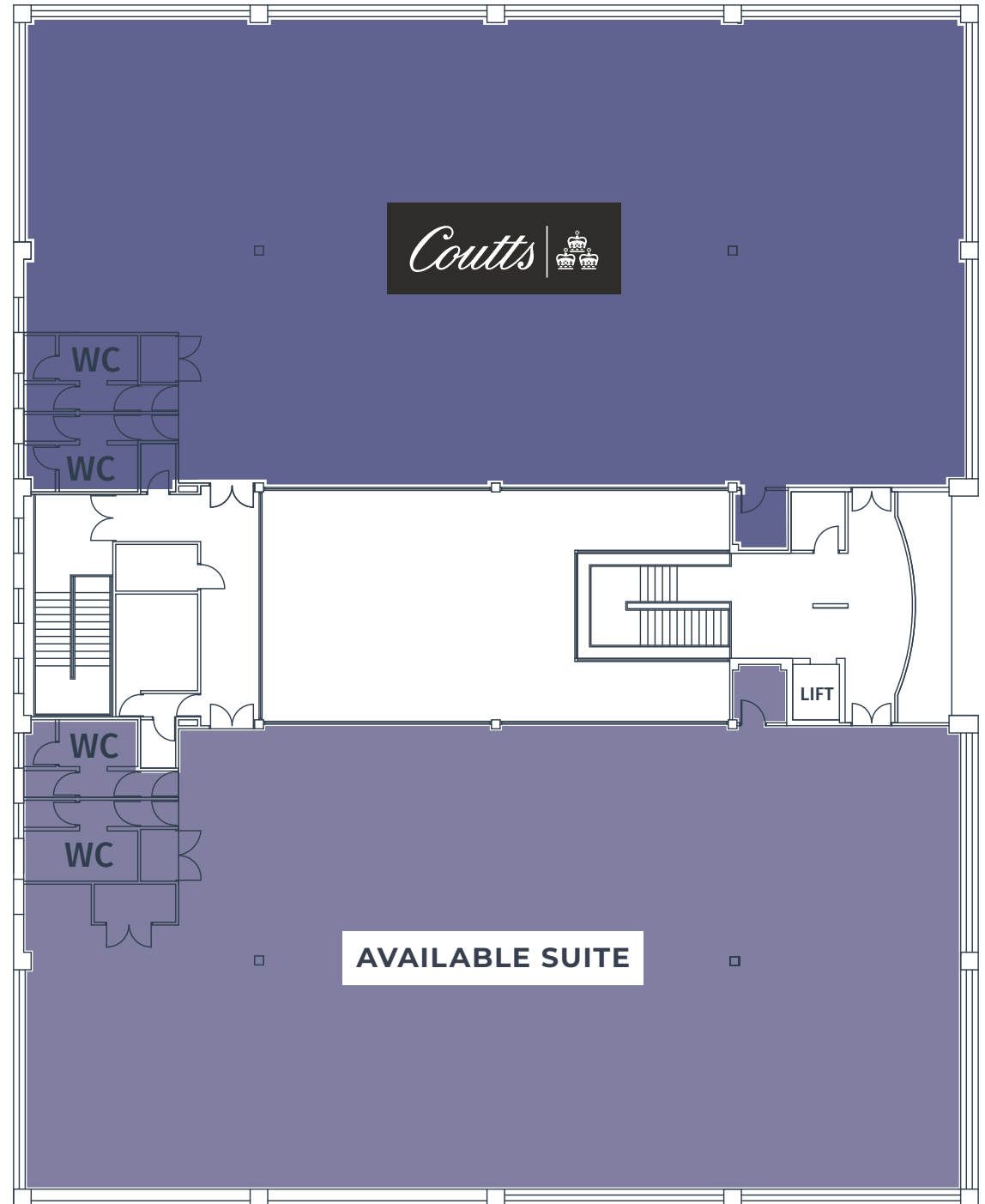
**Benefits include:**

- Fully refurbished open plan first floor suite
- Suspended ceiling with LED lighting throughout
- Raised access floor system
- Heating / cooling system
- Dedicated WC facilities within the suite
- Passenger lift
- EPC Rating: B (50)

## ACCOMMODATION

The property is measured on a net internal basis. All figures are quoted for guidance purposes only.

DESCRIPTION	SQ FT	SQ M
Part First Floor	5,145	478



First Floor Plan

Plans not to scale, for indicative purposes only.



## LOCATION

Conqueror House is located within Vision Park, a well established Business Park situated approximately 2 miles to the north of Cambridge city centre, adjacent to the village of Histon. It is easily accessible from Junction 32 of the A14.

Vision Park benefits from its position adjacent to the Cambridgeshire Guided Busway stop providing a journey time of approximately 17 minutes between the Park and city centre.

The Northern Fringe is Cambridge's premier R&D cluster. Cambridge North station serves the commercial area, providing essential links to London King's Cross, Liverpool Street and Cambridge main station.

## BUSINESS RATES

The rates payable are based on the current business rates multiplier for 2023/24 of 0.512.

SUITE	RATEABLE VALUE	RATES PAYABLE
First Floor	£104,000	£53,248

Applicants are advised to confirm via South Cambridgeshire District Council.

## SERVICE CHARGE

A service charge is levied for the maintenance, repair and upkeep of the external and communal areas of the building, as well as the wider estate. Please contact the agent for details and a breakdown of costs.

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT.

## LEASE TERMS

The suite is available for occupation on a new effectively full repairing and insuring lease. Details are available upon request. The lease is to be excluded from the provisions of the Landlord & Tenant Act 1954 Part II. Full details and quoting terms are available upon request. Please contact the agents for more details.

## EPC

The property has an EPC rating of B(50).

## SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

## VIEWING

Strictly by appointment only with sole agent Savills.



PHILLIP RIDOUTT  
 pridou@savills.com  
 01223 347079  
 07807 999036

ROSS HEMMINGS  
 ross.hemmings@savills.com  
 01223 347293  
 07890 423803

These particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either of these particulars or during negotiations or otherwise any warranty or representation whatever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. All statements are made without responsibility on the part of the agents or the vendors or lessors, and no responsibility is taken for any omission, error, or misstatement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. February 2023.