

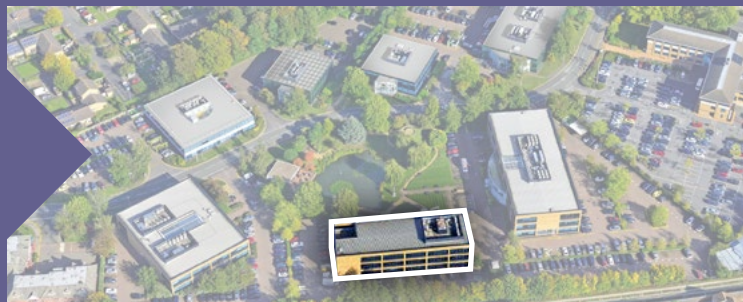
VISION PARK CAMBRIDGE

VICTORY HOUSE

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VISION PARK, CHIVERS WAY,
CAMBRIDGE, CB24 9ZR

TO LET GROUND FLOOR
OFFICE SUITE
7,450 SQ FT (692 SQ M)



CBRE

savills

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 floorplate suitable for a range of office and R&D uses
- Imposing three storey office building, with other occupiers including Brady, Ensors and CCSL



DESCRIPTION

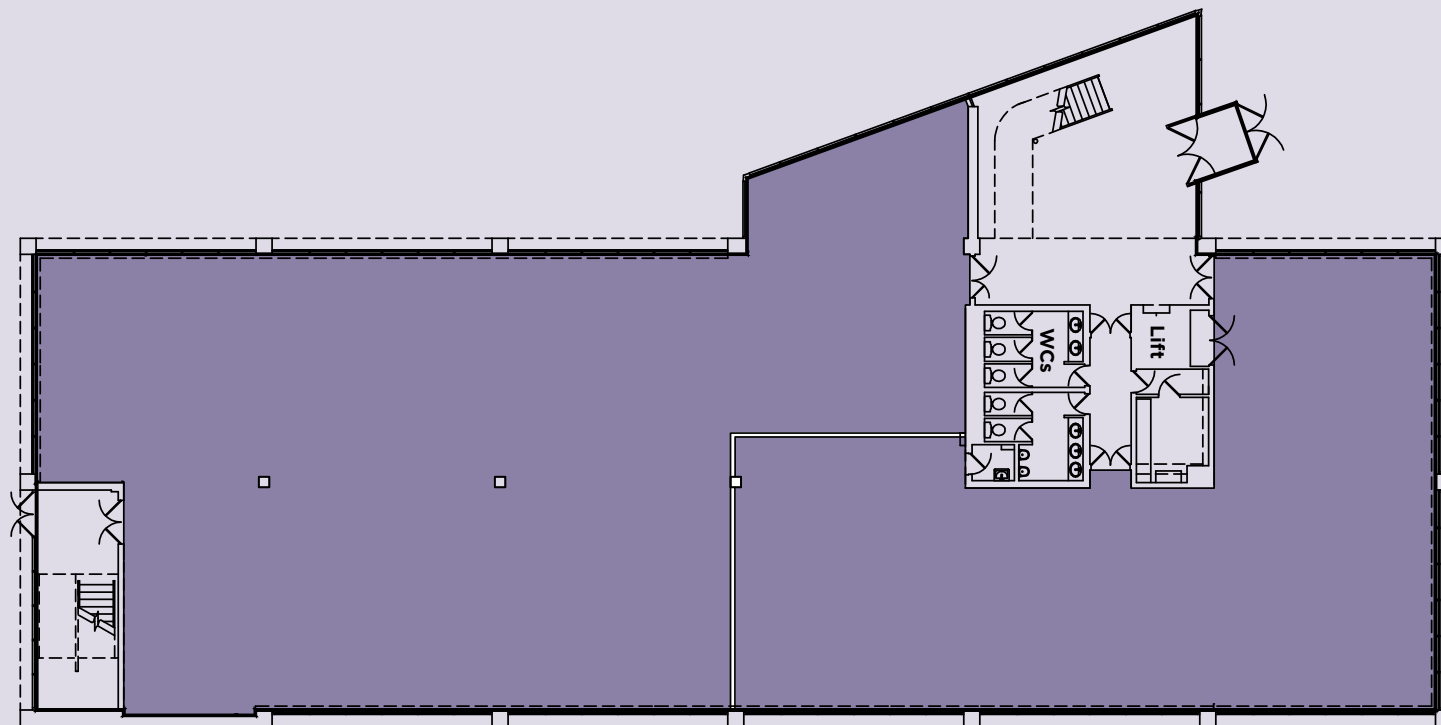
Victory House provides three floors of open plan office accommodation. The ground floor suite and communal area have undergone a recent refurbishment.

The building benefits from:

- Full access raised flooring
- VRF air conditioning
- Suspended ceilings
- New LG7 lighting
- One (eight person) passenger lift
- 37 car parking spaces
- Refurbished central core provides:
- Male, female and disabled WCs on each floor

AVAILABLE SUITE

Ground floor plan showing possible split of the suite.



Plans not to scale, for indicative purposes only.

ACCOMMODATION

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

The ground floor can either be split or let as a whole.

DESCRIPTION	SQ FT	SQ M
Part Ground Floor	2,962	275
Part Ground Floor	4,488	417
Total	7,450	692





LOCATION

Victory 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 2025/26 of 0.555.

SUITE	RATEABLE VALUE	RATES PAYABLE
Ground Floor	£194,000	£99,328

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 to be responsible for its own legal costs.

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

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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 joint agents Savills and CBRE.



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