

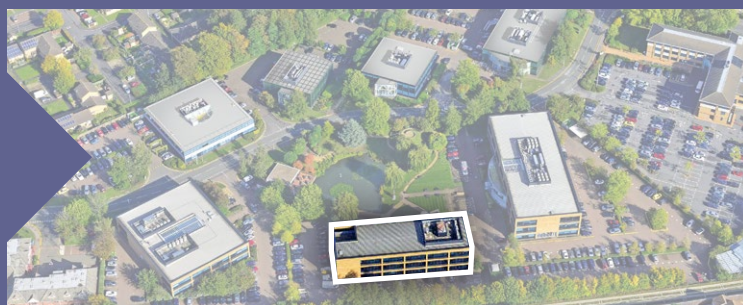
VISION PARK CAMBRIDGE



VICTORY HOUSE

VISION PARK, CHIVERS WAY,
CAMBRIDGE, CB24 9ZR

TO LET SECOND FLOOR OFFICE SUITE
TO BE FULLY REFURBISHED
6,431 SQ FT (597 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 floorplate suitable for a range of office and R&D uses
- Imposing three storey office building, with other occupiers including Brady, Ensors and CCSL

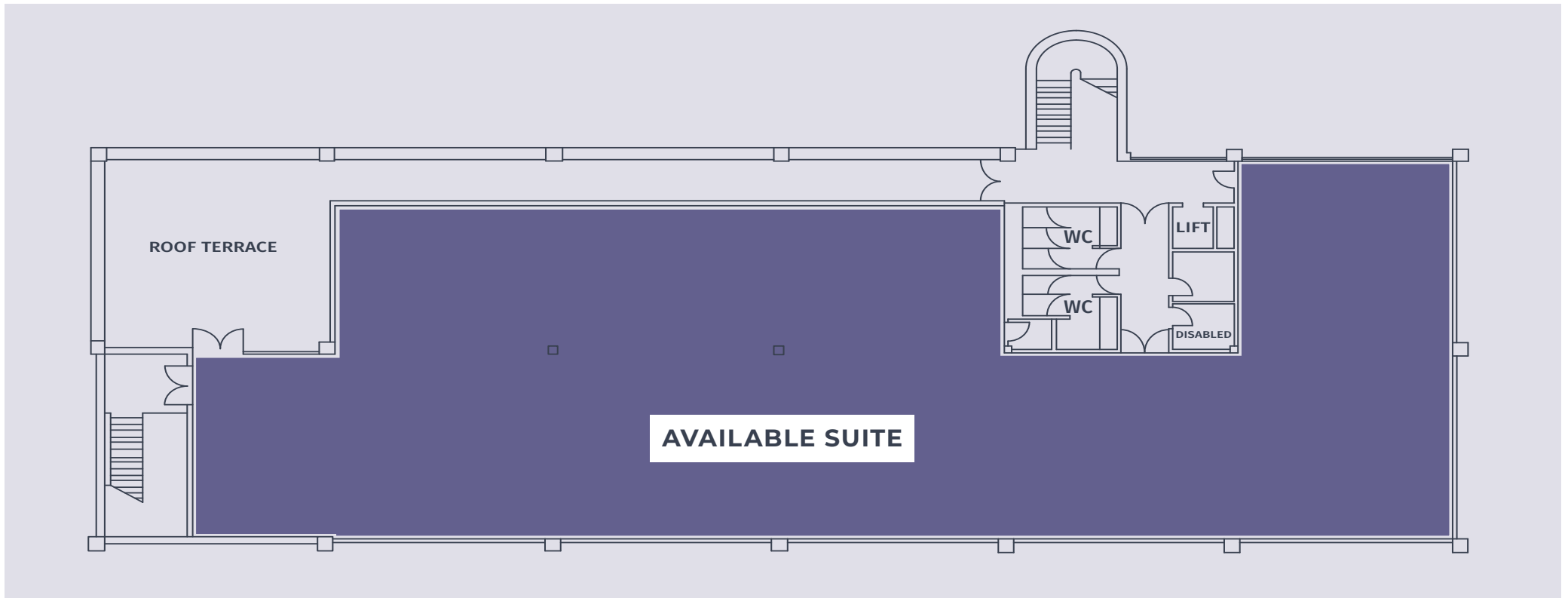


DESCRIPTION

Victory House provides three floors of open plan office accommodation. The atrium, ground and first floors have recently been refurbished. The building benefits from:

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

The second floor suite is to undergo a full comprehensive CAT A refurbishment to be delivered Q2 2023



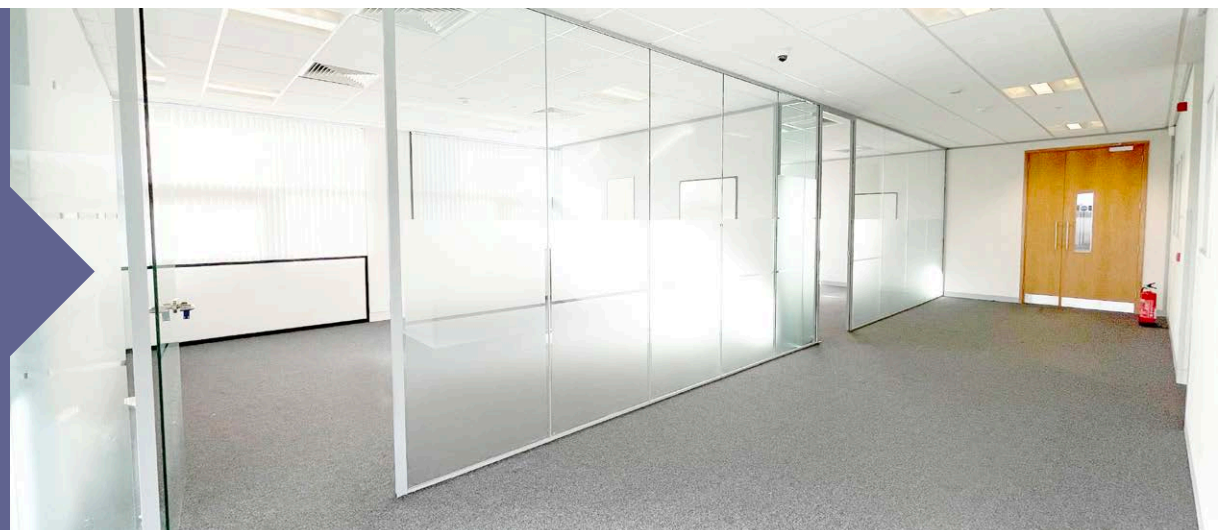
Second Floor Plan

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.

DESCRIPTION	SQ FT	SQ M
Second Floor	6,431	597





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 2023/24 of 0.512.

SUITE	RATEABLE VALUE	RATES PAYABLE
Second Floor	£119,000	£60,928

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

To be confirmed.

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.



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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.