

GROUND & FIRST FLOOR SUITES, ENTERPRISE HOUSE

Vision Park, Chivers Way, Cambridge, CB24 9ZR

1,026 - 9,784 sq ft (96 - 909 sq m)



Key Highlights

- Generous onsite parking allocation
- Prominent office in an established commercial location
- Easy access to the A14, M11, Guided Bus and Park & Ride services
- Nearby lakeside café amenity
- Large communal area with separate meeting room facility
- Landscaped research and development park setting

SAVILLS CAMBRIDGE
Unex House,
132-134 Hills Road, CB2 8PA

+44 (0) 1223 347 000

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned within a solid yellow square.

Location

Enterprise 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 providing a journey time of approximately 17 minutes between the Park and city centre.

The Northern City Fringe is Cambridge's premier electronics and telecoms R&D cluster. Cambridge North station serves the commercial area and around Junction 33 of the A14, providing essential links to London Kings Cross, Liverpool Street and Cambridge mainline station.

Description

Enterprise House is a two storey, glazed office building commanding a key position on Vision Park. Other benefits include:

- Suspended ceiling with recessed lighting
- Heating / Cooling system
- Perimeter trunking
- Parking spaces on site available
- Communal male/female WCs
- Inter commentary system
- Passenger lift

Accommodation

The property has been measured on a Net Internal Basis. All figures are quoted for guidance purposes only.

DESCRIPTION	SQ M	SQ FT
Suite 2	211	2,269
Suite 3	134	1,444
Suite 4	96	1,026
Suite 6a	138	1,490
Suite 6b	96	1,037
Suite 7	138	1,484
Suite 8	96	1,034
TOTAL	909	9,784

Service Charge

A service charge is levied for the maintenance, repair and upkeep of the external and communal areas of the building. Please contact agent for details.

Lease Terms

The suites are available for immediate 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 current assessment for the building is E (125).

Business Rates

The Valuation Office website assessment states that the current Rateable Value under the 2017 Rating List for the suites are as follows:

SUITE	RATEABLE VALUE	RATES PAYABLE
Suite 2	£42,250	£21,294
Suite 3	£29,500	£14,868
Suite 4	£20,250	£10,206
Suite 6a	£29,500	£14,868
Suite 6b	£20,750	£10,458
Suite 7	£29,500	£14,868
Suite 8	£20,500	£10,206
TOTAL	£192,250	£96,894

The rates payable are based on the current business rates multiplier for 2019/20 of 0.504. Applicants are advised to confirm via Cambridge City Council.

Legal Costs

Each party will be responsible for their own costs incurred.

VAT

All figures quoted are exclusive of VAT.

Viewing

Viewings are to be arranged strictly by appointment through Sole agents Savills, and further information can be provided upon request.

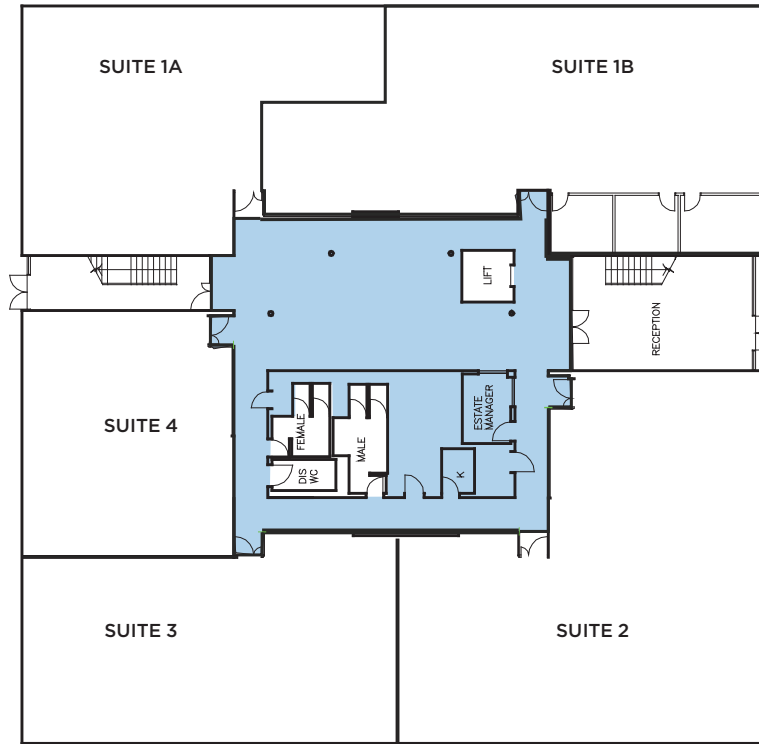
SAVILLS CAMBRIDGE
Unex House,
132-134 Hills Road, CB2 8PA

+44 (0) 1223 347 000

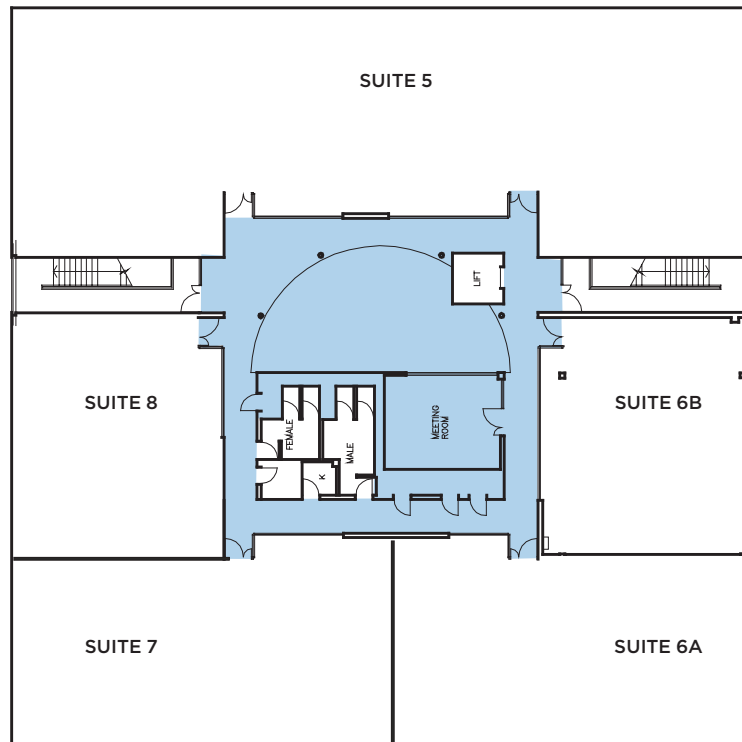
savills.co.uk

savills

Ground Floor Plan



First Floor Plan



Contact

Rupert Dando
rupert.dando@savills.com
+44 (0) 1223 347 037

William Clarke
wclarke@savills.com
+44 (0) 1223 347 294

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | November 2019

savills