

# PART FIRST FLOOR, CONQUEROR HOUSE

Vision Park, Chivers Way, Cambridge, CB24 9PW

**5,516 sq ft (512.4 sq m)**



## Key Highlights

- Grade A office accommodation to be delivered Q1/Q2 2020 - to be refurbished
- Flexible floor plate suitable for a range of office and R&D uses
- On site lakeside café amenity facility with lakeside seating
- Large communal areas with shared facilities including a shower and male / female WC's
- Imposing two storey office building in an established commercial location, with other occupiers including GW Pharmaceuticals and IWF
- Generous onsite parking allocation (1:230 sq ft) and easy access to the A14, M11, Guided Busway and Park & Ride services

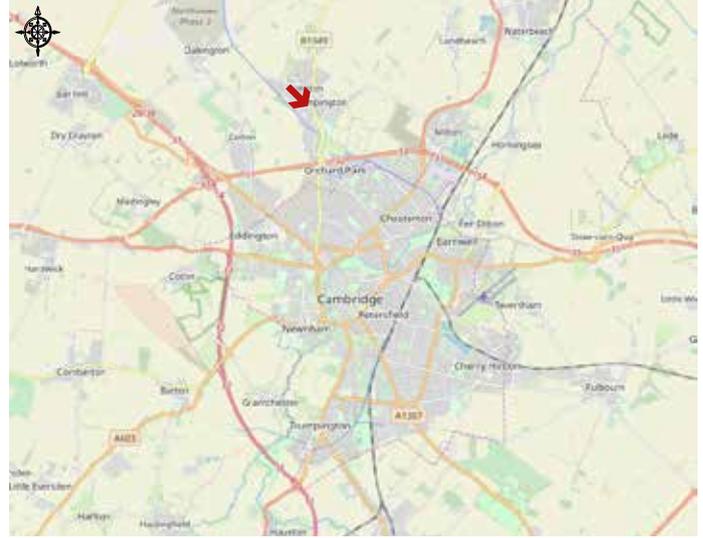
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## Location

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 Kings Cross, Liverpool Street and Cambridge main station.

## Description

Conqueror House is an imposing two storey glazed office building which commands a central position on Vision Park. Other benefits include:

- Suspended Ceiling
- Fully access raised floors
- Heating / cooling system
- Communal male / female toilet and shower
- Passenger lift
- Fully open plan and to be refurbished
- Large communal areas suitable for meetings / breakout space

## 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
Part First Floor	5,516	512.4

## 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.

## 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.

## Business Rates

The first floor is currently one single demise and will need to be reassessed once split. This means that the current rates assessment is for the entire first floor.

The Valuation Office website assessment states that the current Rateable Value under the 2017 Rating List for the suite is £209,000. We have calculated the rates payable to be £105,336 per annum. The rates payable are based on the current business rates multiplier for 2019/20 of 0.504. Applicants are advised to confirm via South Cambridgeshire District Council.

## EPC

An EPC is to be commissioned and will be available upon request from the agents.

## 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.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

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

## Viewings

Strictly by appointment only with sole agent Savills.

## Contact

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