

OFFICE TO LET

SUITE 4 PIONEER HOUSE
VISION PARK
CAMBRIDGE
CB24 9NL

2,678 sq ft
248.82 sq m

- First floor office suite
- Shared kitchenette and WC facilities
- Situated in Vision Park, 2 miles from Cambridge city centre
- Excellent local public transport links
- Positioned close to the A14
- 10 car parking spaces



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LOCATION

Vision Park is situated on the outskirts of Cambridge 2 miles north of the city centre. The park benefits from excellent local public transport links, situated just 0.2 miles north of the Guided Busway which provides fast and frequent services to Cambridge North Railway Station (6 minutes) and Cambridge city centre (16 minutes) as well as St Ives and Huntingdon. It is a short drive from Junction 32 of the A14. Cambridge North Station, approximately 3.5 miles southeast of the property, provides a direct quick service to London Kings Cross. There is also a bus stop close to the entrance of the park beneficial for local occupiers and visitors.

DESCRIPTION

The suite is a self-contained first floor office occupied by Pegasus Planning Group Limited. This suite benefits from the following:

- 10 car parking spaces
- 4 meeting rooms
- Storage cupboard
- Suspended ceilings
- Raised floors
- Shared WC's and kitchenette
- Carpeted throughout
- AC system

The lease is available by way of an assignment of the existing lease or alternatively a new lease to be agreed subject to negotiation.

ACCOMMODATION

2,678 sq ft / 248.82 sq m IPMS-3

TERMS

The property is available by way of an assignment, with a lease expiry on 29 October 2025. A copy of the lease is available on request. Alternatively, a new lease, on new terms, could be agreed subject to landlord approval.

RENT

£72,225 per annum exclusive equating to £26.97 per sq ft for the assigned lease excl. outgoing and VAT. A new lease could be available on new terms to be agreed.

RATEABLE VALUE

Current Rates Payable (2022/23): £27,136 per annum. Interested parties are advised to confirm the rateable value by contacting the Local Authority direct.

EPC

EPC: C-65

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

We understand VAT is payable on the rent.

ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

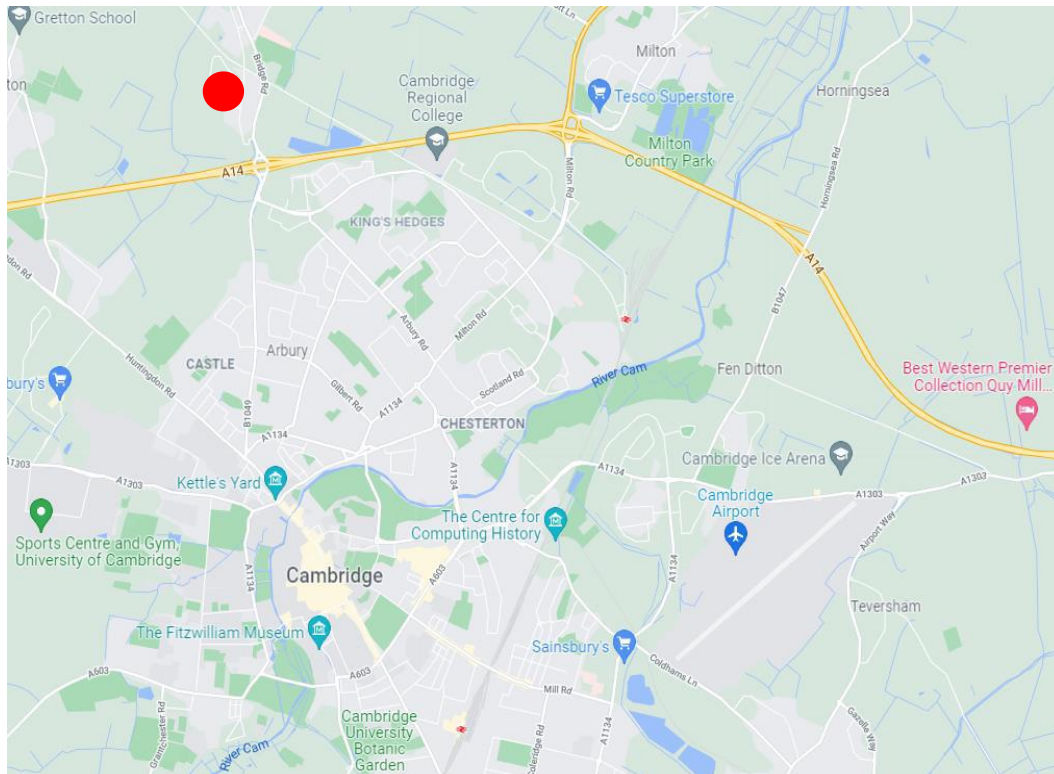
VIEWING

Strictly by appointment with agents.

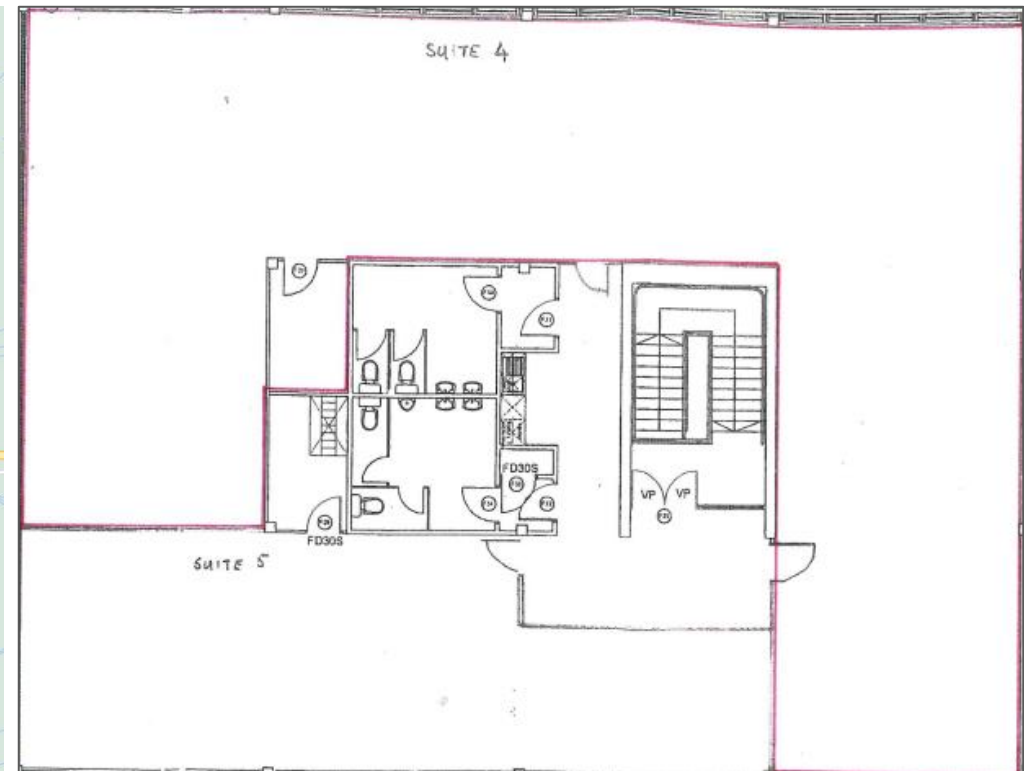


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LOCATION MAP



FLOOR PLAN



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. July 2022

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