

COMPASS HOUSE

Vision Park, Histon, CAMBRIDGE, CB24 9AD

COMPASS
HOUSE

TO LET
FIRST FLOOR
SUITE

11,156 sq ft (1,036 sq m)
With up to 49 parking spaces

SPECIFICATION

- CAT A+
- VRF air-conditioning
- 2 kitchen areas
- Greeting area foyer / reception
- Self contained WC and shower facilities
- Manned central reception
- Numerous meeting rooms and comms room
- LG7 lighting



COMPASS HOUSE

Compass House is a three storey office building situated at the gateway of Vision Park, in a prominent attractive landscaped setting. The available suite is located on the first floor and is accessed via the impressive main entrance of the building which is staffed.

THE SUITE

The suite provides open plan accommodation, with meeting rooms, comms room and break out areas. The suite has the potential for split from around 3,500 sq ft.

OCCUPIERS & AMENITY

Other occupiers also located on Vision Park include Regus, Ubisense, Greenwoods, Brady, Spire Healthcare and Coutts.

Nearby are numerous local amenities, including lakeside Café.



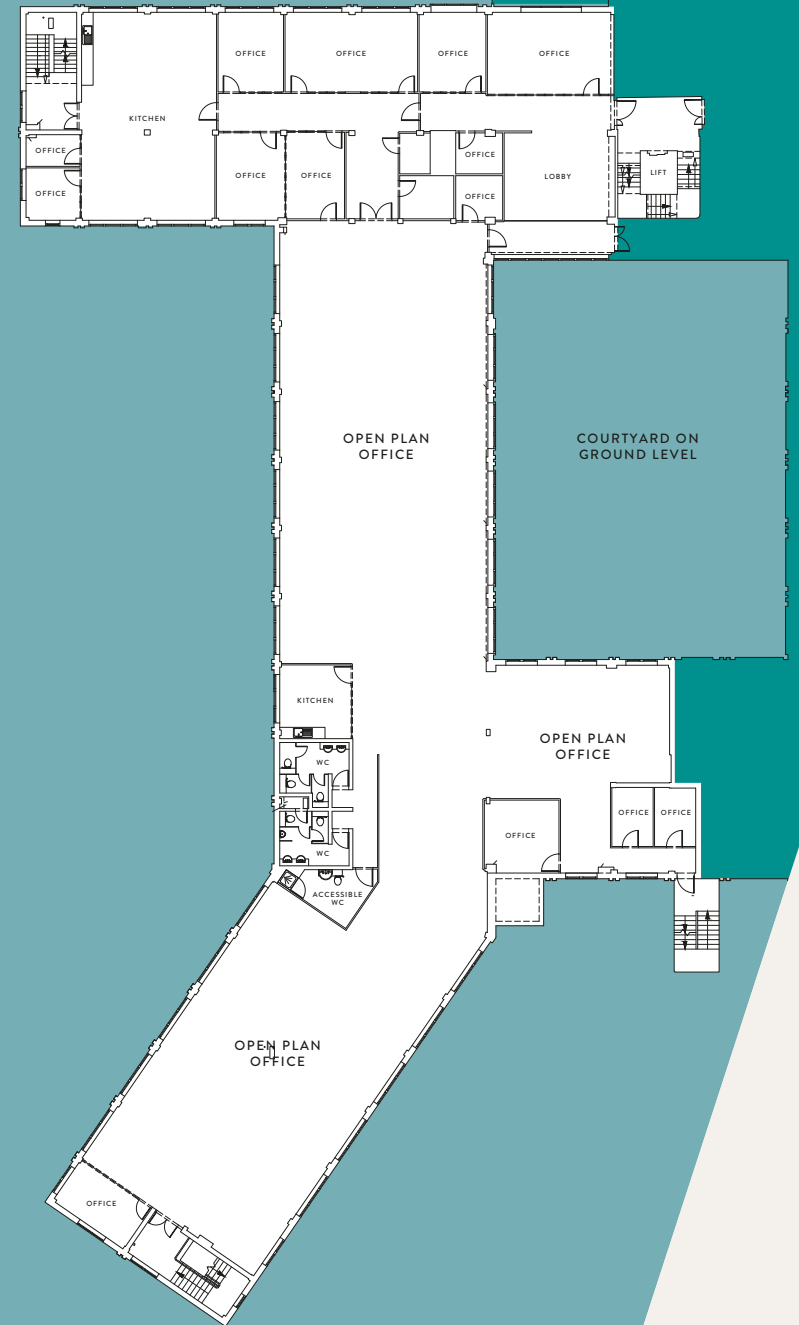
ACCOMMODATION

FIRST FLOOR

11,156 sq ft

(1,036 sq m)

The property has been measured on a net internal basis. All figures quoted are for guidance purposes only.



NOT TO SCALE

LOCATION

Vision Park is within easy reach of Cambridge city centre and sits within the established northern cluster of science parks.

The historical village of Histon contains a number of pubs, a post office, convenience store, a nursery, infant and junior schools. Histon is a sustainable community that revels in its village feel with Impington Village College and hotel facilities nearby.



CONNECTIVITY

By Guided Bus

Vision Park lies alongside the Cambridgeshire Guided Busway which offers fast and frequent buses from Histon to Cambridge city centre (15 minutes) and Cambridge North railway station (6 minutes).

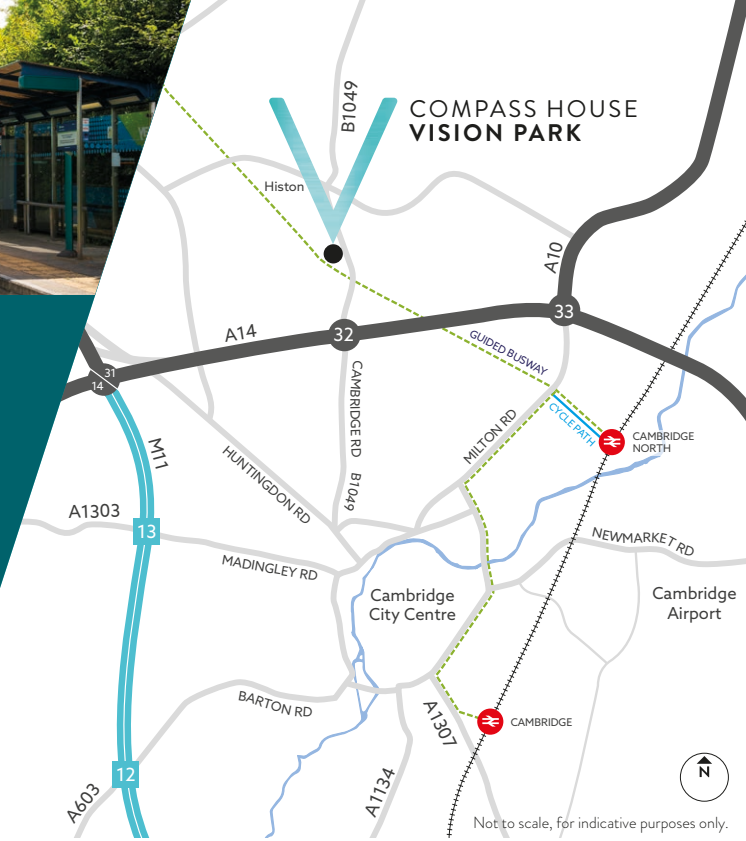
Please see www.thebusway.info for further information.

By Train

London Kings Cross is (47 minutes) from Cambridge central station and (53 minutes) from Cambridge North railway station with trains arriving every 30 minutes.

By Cycle

The cycle paths runs alongside the Guided Busway. Compass House offers cycle storage and shower facilities.



BY CAR

Up to 49 parking spaces (1:220 sq ft). Compass House also has the advantage of excellent road links with the A14 less than a mile from the Park.



LEASE TERMS

The accommodation is available on a new leasehold basis direct from the landlord.

Please contact the agents for further details and quoting terms.



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