

Histon

Unit 4 Trust Court Vision Park Chivers Way Cambridgeshire CB24 9PW

- **Modern Freehold Vacant Office Building**
- Offices totalling 207.25 sq m (2,230.90 sq ft)
- Includes 10 car parking spaces
- Forms part of a modern office complex
- May suit owner occupier or investor

Vacant

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop

Rear of Property



Front of Property

Tenure

Freehold.

Location

Histon is located only 3 miles north of the historic university city of Cambridge, Britain's pre-eminent research and development centre which is internationally renowned for its education, commerce and tourism. The property is located on Vision Park, an established business park. The location provides quick and easy access to the region's road network being only 1 mile from the A14 and 2 miles from the M11. In addition, the Cambridgeshire Guided Busway links the village with Huntingdon to the north and Cambridge to the south. The property is situated in Trust Court, a modern office complex of 7 similar units which is located within Vision Park, to the south of the village centre.

Occupiers close by include Royal Bank of Scotland, Santander, Regus and Hain Daniels Group.

Description

The property is arranged on ground and two upper floors to provide a self-contained office building. The property benefits from part suspended ceilings and part raised floors/part perimeter trunking. Additionally there are 10 car parking spaces allocated to the property.

The property provides the following accommodation and dimensions:

Ground Floor	43.15 sq m	(464.48 sq ft)
First Floor	101.40 sq m	(1,091.50 sq ft)
Second Floor	62.70 sq m	(674.92 sq ft)
Total	207.25 sq m	(2,230.90 sq ft)

Tenancy

To be offered VACANT.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 104 Band E (Copy available on website).



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