

01223 467155

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 3 TRUST COURT, CHIVERS WAY, HISTON,
CAMBRIDGE, CAMBRIDGESHIRE, CB24 9PW**

Rent: £43,000 per annum

Size: 1,910 sq ft (177.36 sq m)

- High quality furnished offices ready for immediate occupation
- 1 mile from A14 (J32); 3 miles from Cambridge city centre
- Close to Guided Bus stop
- 8 car parking spaces

LOCATION

The property is located on the popular Vision Park in the village of Histon, which is approximately three miles north of Cambridge, with excellent access to the A14 and M11. There is a Guided Bus stop within a short walk from the property which links Huntingdon in the north to Cambridge City Centre and Cambridge North and Central train stations to the south. Histon village benefits from a wide range of services and facilities, including a good selection of shops, restaurants/pubs, supermarket, post office, bank and building society.



DESCRIPTION

A modern, self-contained three-storey office building forming part of a small development of similar style buildings. The office has been refurbished to a high standard and offers a mixture of open plan and meeting room accommodation with two kitchens and male and female WC's. Outside there is car parking allocation for 8 spaces.

ACCOMMODATION

The property has the following approximate Net Internal Area:

Ground floor	63.83 sq m (687 sq ft)
First floor	67.77 sq m (730 sq ft)
Second floor	45.76 sq m (493 sq ft)
Total	177.36 sq m (1,910 sq ft)

RATES

The property has a rateable value of £39,000. For the year commencing 1 April 2022 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with South Cambridgeshire District Council.

RENT

£43,000 per annum exclusive of VAT, service charge, insurance and all other outgoings. We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term by negotiation.

LEGAL COSTS

Each party is responsible for their own legal costs.

ESTATE CHARGE

An estate charge will be levied in respect of a contribution towards the upkeep of common areas.

EPC

The property has an EPC of C(71). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE
Contact: Ben Green/Joe Berry
ben.green@eddisons.com/joseph.berry@eddisons.com
(01223) 467155

Ref:821.157683 220909

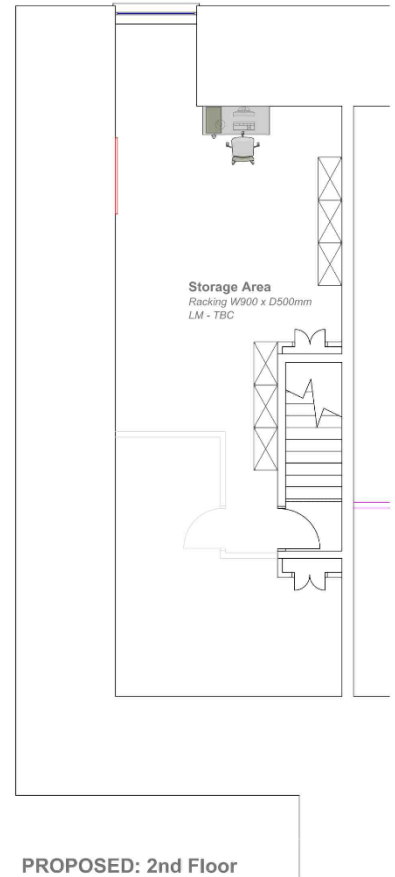
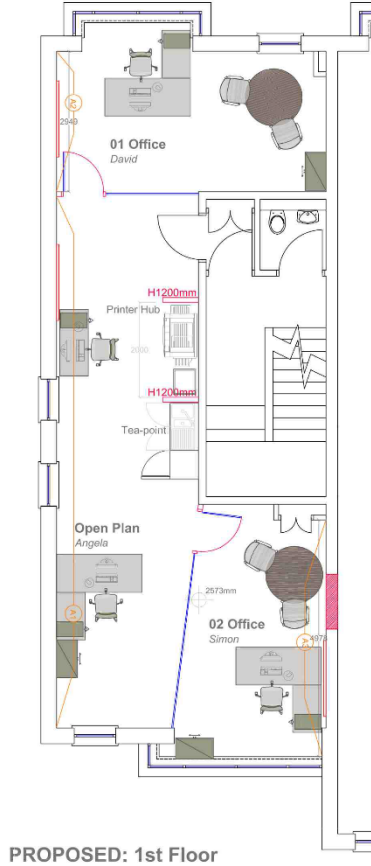
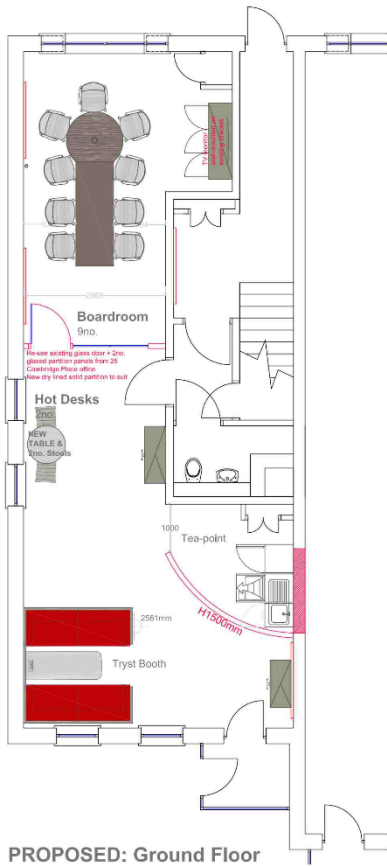
For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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