

01223 467155

eddisons.com

OFFICES – FOR SALE

**Eddisons**

Incorporating Barker Storey Matthews



**UNITS 1-3, TRUST COURT, CHIVERS WAY, HISTON,  
CAMBRIDGE, CAMBRIDGESHIRE, CB24 9PW**

**Price from: £460,000**

**Size: 1,904 – 5,965 sq ft (177 - 554 sq m)**

- Three self-contained office buildings available individually or together
- Established business park only 3 miles from Cambridge City Centre
- 26 car parking spaces
- A14 (J32) 1 mile; Guided Bus stop 0.25 miles

## 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 and a number of banks/building societies.



## DESCRIPTION

Three modern, self-contained three-storey, office buildings forming part of a small development of similar style buildings. The buildings have been linked internally in the past. Features include gas fired central heating, separate kitchens, WCs and 26 dedicated car parking spaces.

## ACCOMMODATION

The three units are available individually or combined. The property has the following approximate Net Internal Areas:

Unit 1	2,151 sq ft (199.46 sq m)
Unit 2	1,904 sq ft (176.85 sq m)
Unit 3	1,910 sq ft (177.36 sq m)
<b>TOTAL</b>	<b>5,965 sq ft (553.67 sq m)</b>

## RATES

From enquiries made for the VOA website we understand the properties have Rateable Values of:

Unit 1	£43,250
Unit 2	£53,500
Unit 3	£51,000

For the year commencing 1 April 2024 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.

## PRICE

The following prices are for the freehold interests with vacant possession:

Unit 1	£500,000
Unit 2	£460,000
Unit 3	£460,000

We understand that VAT will be charged on the price.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## ESTATE CHARGE

There is an estate charge in respect of a contribution towards the upkeep of common areas.

## EPC

The properties have the following EPC ratings:

Unit 1	C (64)
Unit 2	C (69)
Unit 3	C (71)

A copy of the EPCs are available from the agent.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
Contact: Ben Green / Joe Berry  
[ben.green@eddisons.com](mailto:ben.green@eddisons.com) / [joseph.berry@eddisons.com](mailto:joseph.berry@eddisons.com)  
Tel: 07825 309599 / 07977 231356

Ref: 240502

For more information, visit [eddisons.com](http://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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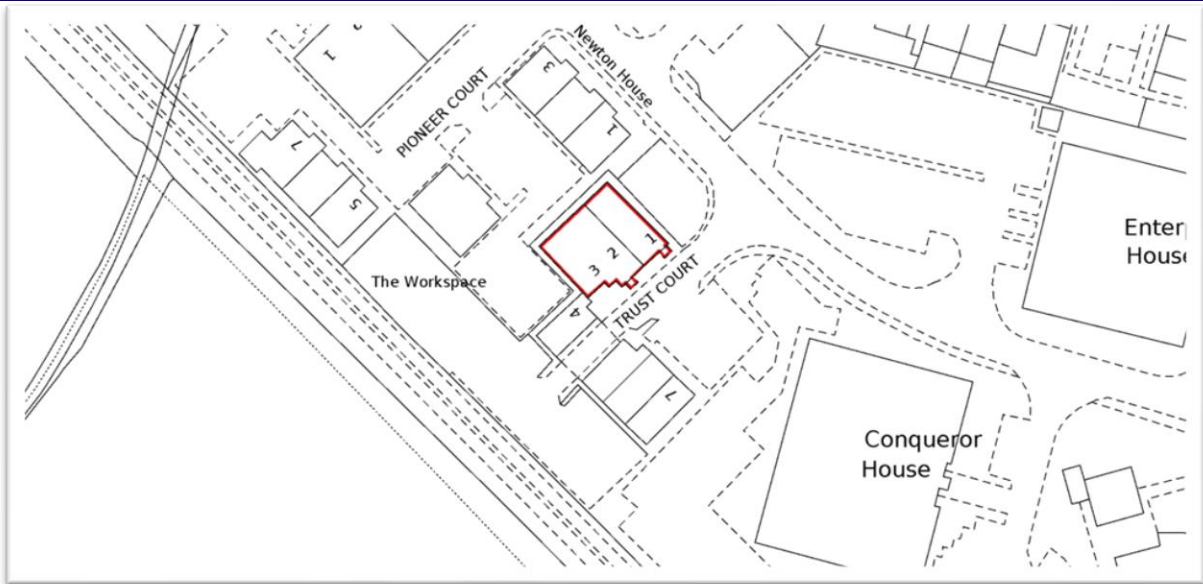
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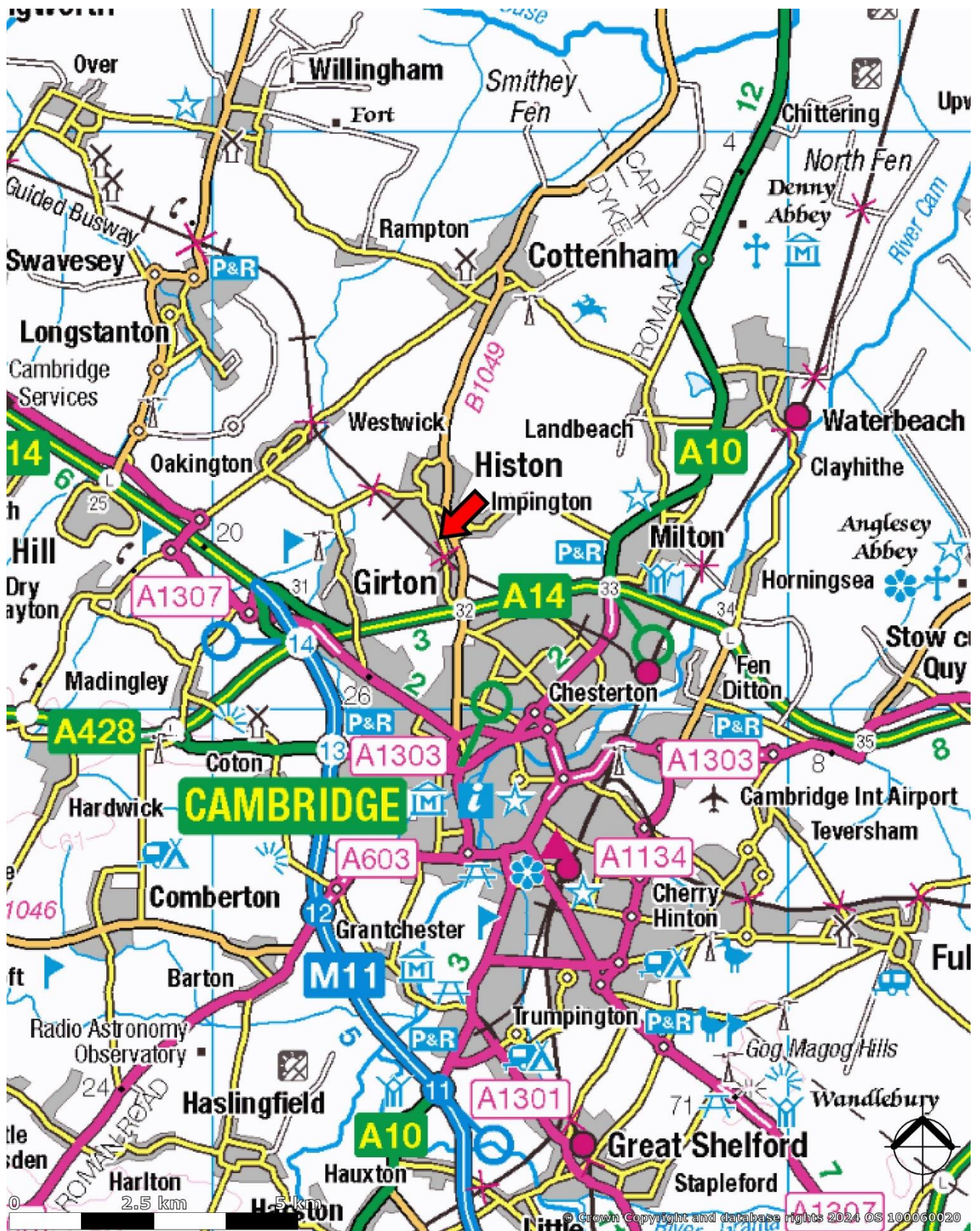
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