

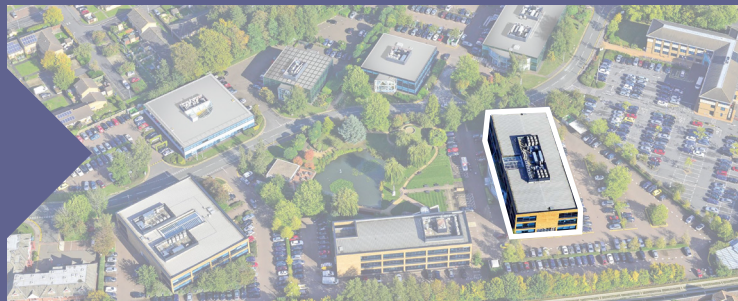
VISION PARK CAMBRIDGE



SOVEREIGN HOUSE

VISION PARK, CHIVERS WAY,
CAMBRIDGE, CB24 9ZR

TO LET - FITTED LAB SUITES AND
OFFICES
5,537 - 12,315 SQ FT (514 - 1,144 SQ M)



CBRE

savills



Lab Specification

- Fully fitted CL2 wet lab suites, meeting rooms and auditorium
- Fume hoods and benching in situ
- Kitchen with breakout space
- Previously occupied by Cytiva with fitout completed in 2020
- External gas storage compound

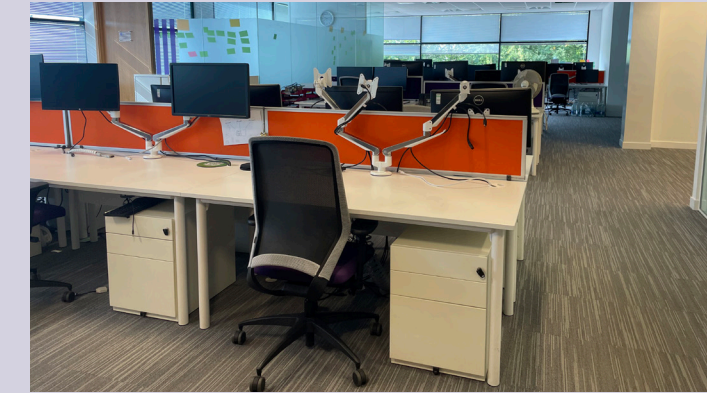


VISION PARK HIGHLIGHTS

- Flexible floorplate suitable for a range of office, lab and R&D uses
- Onsite lakeside café
- Prominent office in an established commercial location
- Easy access to the Cambridgeshire Guided Busway and Park & Ride services as well as the A14 and M11

THE BUILDING BENEFITS FROM:

- One (eight person) passenger lift
- Shower facilities on each floor
- Male, female and disabled WCs on each floor
- Car parking ratio 1:200



Office Specification

- Full access raised floors
- VRF air conditioning
- Suspended ceilings
- New LG7 lighting
- Fitted space with meeting rooms and kitchen

OFFICE ACCOMMODATION

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

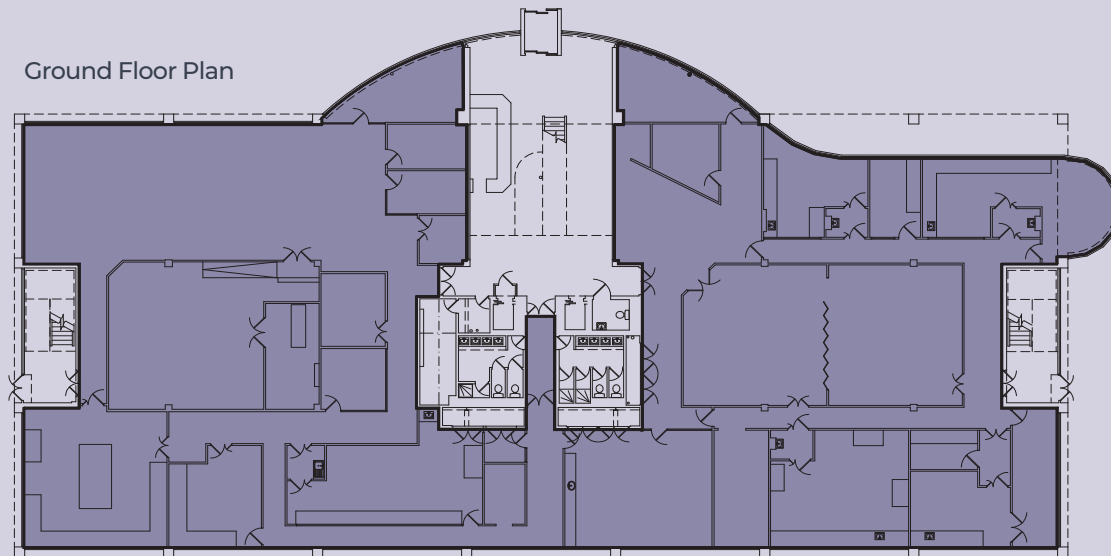
DESCRIPTION	SQ FT	SQ M
First Floor East Wing	5,537	514

ACCOMMODATION

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

DESCRIPTION	SQ FT	SQ M
Ground Floor East Wing	6,157	572
Ground Floor West Wing	6,157	572

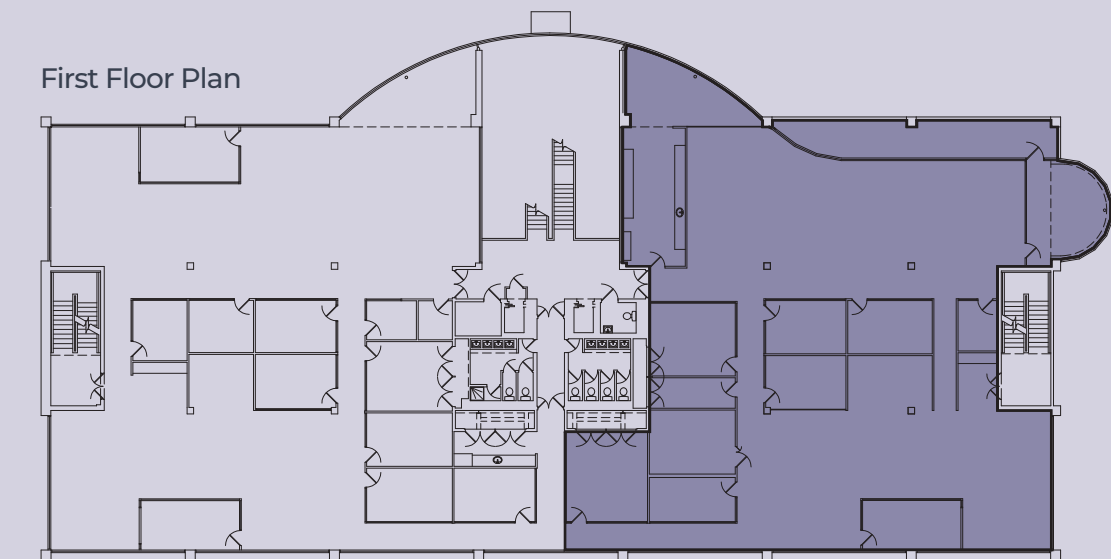
Ground Floor Plan



Plans not to scale, for indicative purposes only.



First Floor Plan



Plans not to scale, for indicative purposes only.



LOCATION

Sovereign House is located within Vision Park, a well established Business Park situated approximately 2 miles to the north of Cambridge city centre, adjacent to the village of Histon. It is easily accessible from Junction 32 of the A14.

Vision Park benefits from its position adjacent to the Cambridgeshire Guided Busway stop providing a journey time of approximately 17 minutes between the Park and city centre.

The Northern Fringe is Cambridge's premier R&D cluster. Cambridge North station serves the commercial area, providing essential links to London King's Cross, Liverpool Street and Cambridge main station.

BUSINESS RATES

The rates payable are based on the current business rates multiplier for 2024/25 of 0.512.

SUITE	RATEABLE VALUE	RATES PAYABLE
Ground Floor	£325,000	£166,400
First Floor <small>(currently assessed as a whole)</small>	£325,000	£166,400

Applicants are advised to confirm via South Cambridgeshire District Council.

SERVICE CHARGE

A service charge is levied for the maintenance, repair and upkeep of the external and communal areas of the building, as well as the wider estate. Please contact the agent for details and a breakdown of costs.

LEGAL COSTS

Each party to be responsible for its own legal costs.

VAT

All figures are quoted exclusive of VAT.

LEASE TERMS

Short term flexible leases available. The lease is to be excluded from the provisions of the Landlord & Tenant Act 1954 Part II. Full details and quoting terms are available upon request. Please contact the agents for more details.

EPC

B(39).

SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

VIEWING

Strictly by appointment only with sole joint agents Savills and CBRE.



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