



**Victory House, Vision Park, Histon,
Cambridge CB24 9ZR**

For Lease

First floor offices, 3,000 - 7,451 sq ft

- Established Business Park location
- Excellent car parking
- Village amenities nearby
- Fully fitted grade A offices
- Access to Guided Busway, cycle paths & A14



Situation

The property is located on the popular Vision Park business campus in the village of Histon, just north of Cambridge city. The A14 (junc 32) lies less than 1 mile away and the new Cambridge North rail station is 2 miles to the east. Histon provides local amenities including a Tesco Express, pubs and a post office, while the Holiday Inn hotel is located by the A14 junction. There is also a small café on Vision Park. The Cambridge Guided Busway and adjoining cycle way runs immediately behind the building, providing easy links to the city centre.

Description

Victory House is a modern three storey office forming part of the office campus overlooking attractive landscaped grounds and a small lake. The first floor, offered as a whole or in 2 suites from 3,000 sq ft, provides a mix of well specified open plan space, meeting rooms, comms room, plus a large fitted kitchen and breakout area. Fittings and furniture are available with the suite by arrangement.

Amenities

- VRF Air conditioning
- Raised floors
- Suspended ceilings, LG7 lighting
- WC & shower facilities
- Double height glazed reception
- Passenger lift
- Lakeside café
- 37 car parking spaces
- Cycle spaces
- 24 hour access.

Net internal area 3,000 - 7,451 sq ft

Business Rates

Interested parties are advised to make their own enquiries with South Cambs District Council.

Terms

Available by assignment for a term expiring in June 2025 or a new lease by arrangement.

Legal costs

Each party to be responsible for its own legal costs.

EPC: to be confirmed

Viewing and further information: please contact

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