



FOR SALE / MAY LET

Unit 7
Trust Court
Vision Park
Histon
CB24 9PW

149.17 sq m (1,606 sq ft)

- Self-contained office building
- Popular and affluent village with good amenities
- 7 allocated parking spaces
- Close to A14, M11, and Cambridgeshire Guided Busway
- Available now

Location

Histon is a village just north of Cambridge with an immediate resident population of approximately 8,500. The property is situated approximately 1.3 miles from J.32 of the A14 and 3.2 miles from centre of Cambridge.

The village benefits from a diverse range of amenities, most of which are located on the High Street. Examples include, Tesco Express, Tucker Gardner, Barclays Bank, Tylers Estate Agents, Cambridge Building Society, Stir Bakery, The Indian Ocean restaurant, The Boot Brasserie, Coral, and Thomson Webb and Corfield.

Description

The property comprises an end terrace, three storey office premises within a courtyard style development. The property is of cavity wall constructions with brick elevations under a pitched roof.

Internally, on the ground floor, the property provides an entrance lobby, open plan office, meeting room, kitchen, and WC. The first floor provides a further open plan office and WC. The second floor provides a small office with reduced headroom.

The specification provides carpeting, suspended ceilings with inset lighting, a raised floor with floor boxes, and a gas-powered heating system.

Externally and to the rear is parking for seven vehicles.

Tenancy

The property is currently let to The Woodley Coles LLP, on a secure lease ending 21/05/27. The passing rent is £26,000 per annum. The ground and first floors have been sublet to NCH CAM Solutions. Woodley Coles have retained occupation of the second floor.

Accommodation

The property comprises the following approximate net internal areas:

Ground Floor	52.14 sq m	(561 sq ft)
First Floor	53.66 sq m	(578 sq ft)
Second Floor	43.37 sq m	(467 sq ft)
Total	149.17 sq m	(1,606 sq ft)

Planning

The property is referenced as an 'office' on the South Cambridgeshire District Planning Portal website and therefore complies with Use Class E (g) (i) of the Town and Country Planning (Use Classes) Order 1987, amended 2020).

Uniform Business Rates

Total Rateable Value for the property: £35,300
Total rates payable for 2025: £17,615

[Ground and First Floors](#)
[Second Floor](#)

Service Charge

Please contact the agent for further details.

EPC

The property has an EPC Rating of C (60).

Terms

The property is available freehold at a guide price of **£300,000**.

We expect that vacant possession can be achieved on completion of a sale.

The property may also be available to let. Rent on application.

Legal Costs

Each party to bear their own legal and professional fees.

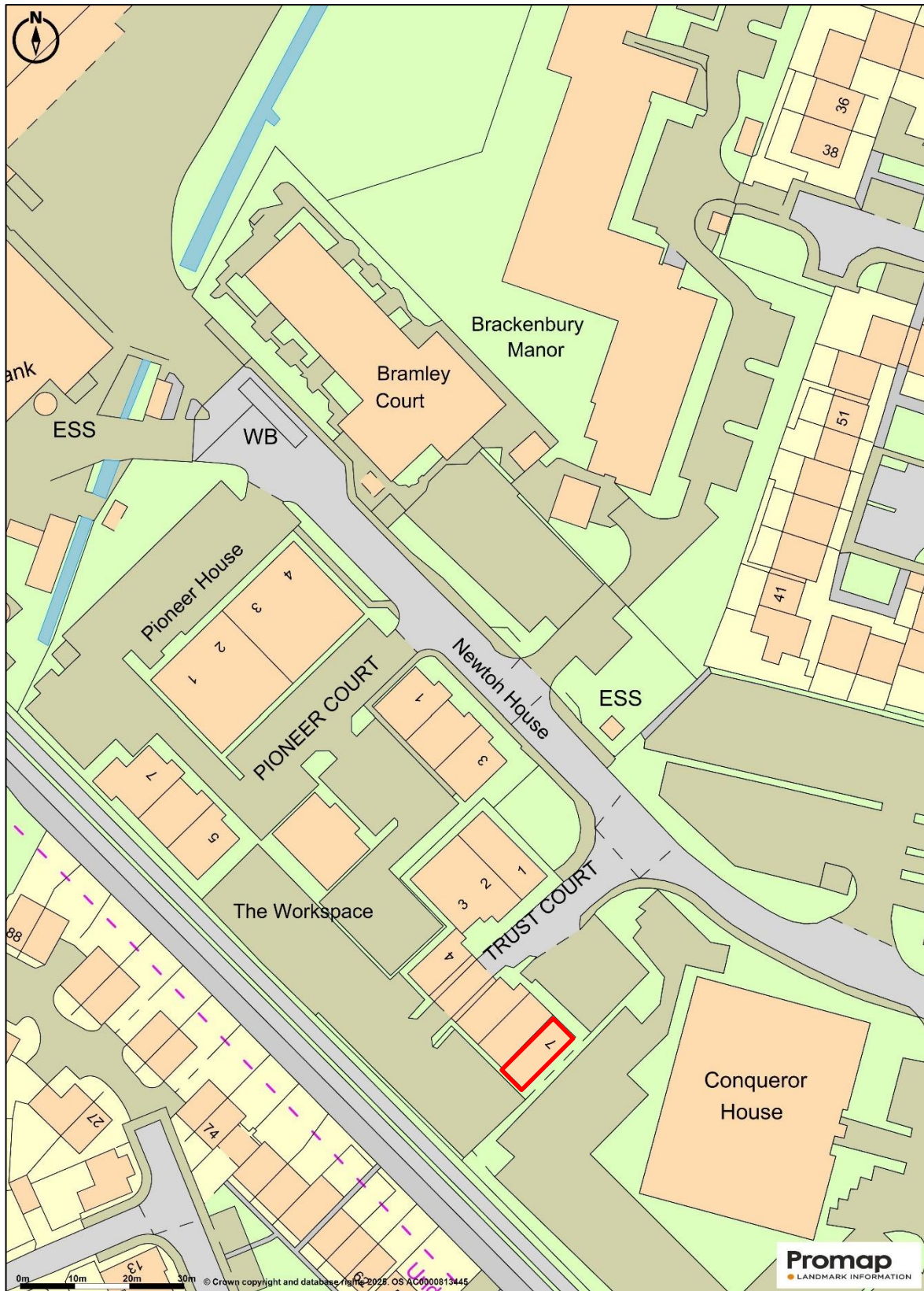
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.