

**RL ROBINSON  
LAYER.**

**7 Pioneer Court**

Vision Park  
Histon  
Cambridge  
CB24 9PT

**ICHINO**

Modern two-storey office building providing open plan space, kitchen, meeting rooms and car parking

**1,639 sq ft**

**FOR SALE / TO LET**



LUENT  
ARTEN GROUP

## Location

Vision Park is an established and highly regarded commercial location, home to a diverse mix of technology, professional services and R&D occupiers. The park is set within attractive landscaped grounds and benefits from a range of on-site and nearby amenities, including cafés and everyday conveniences, creating a pleasant and practical working environment.

Pioneer Court is a modern office development located on Chivers Way, providing office and R&D accommodation. The property enjoys excellent connectivity, with convenient access to Cambridge city centre, the A14 and M11. There is a guided busway very close by with easy access to the north west, including Huntingdon and St Ives, as well as the city. Wider regional business hubs, all within a short drive.

## Description

The building is arranged over two floors and offers a mix of well-presented open-plan offices, providing a flexible and efficient working environment. Internally, the property is equipped with kitchen and W.C. facilities, air conditioning, and suspended ceilings with LED lighting, ensuring a modern and comfortable workspace. The accommodation is suitable for a wide range of businesses operating under Class E planning use.

Externally, the property provides 6 designated car parking spaces.

## Quoting Terms

The property is available for sale or to let on a new lease.

## Use

The property benefits from an E Class use.



# Floor Plans

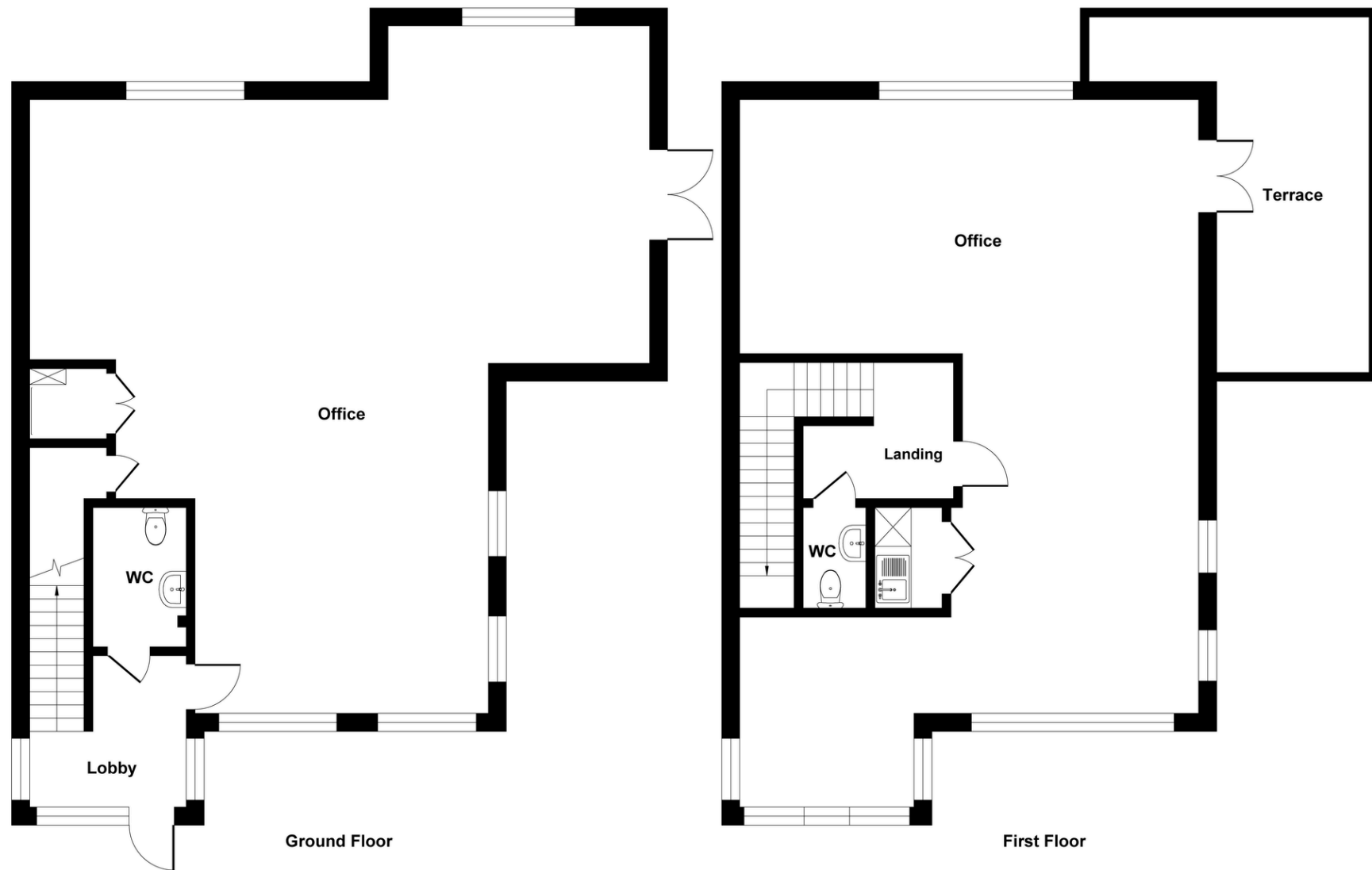


Illustration for identification purposes only, measurements are approximate, not to scale.

## Accommodation

Name	sq ft	sq m
Ground Floor	850	78.97
First Floor	789	73.30
<b>TOTAL</b>	<b>1,639</b>	<b>152.27</b>

## Price, Rates and Charges

Price	£500,000
Rent	£41,750
Business Rates Payable (Approx - TBRA)	£18,000
Estate Service Charge (p.a)	£1,800
VAT	TBC
EPC	B (41)

## Legal Costs

Each party to be responsible for their own costs.

## Possession

Upon completion of legal formalities.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

## Viewings and further information

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