

# COMPASS HOUSE

Vision Park, Histon, CAMBRIDGE, CB24 9AD

COMPASS  
HOUSE

**TO LET**  
**FIRST FLOOR**  
**SUITE**

**11,156 sq ft (1,036 sq m)**  
**With up to 49 parking spaces**



## SPECIFICATION

- CAT A+
- VRF air-conditioning
- 2 kitchen areas
- Greeting area foyer / reception
- Self contained WC and shower facilities
- Manned central reception
- Numerous meeting rooms and comms room
- LG7 lighting



## COMPASS HOUSE

Compass House is a three storey office building situated at the gateway of Vision Park, in a prominent attractive landscaped setting. The available suite is located on the first floor and is accessed via the impressive main entrance of the building which is staffed.

## THE SUITE

The suite provides open plan accommodation, with meeting rooms, comms room and break out areas. The suite has the potential for split from around 3,500 sq ft.

## OCCUPIERS & AMENITY

Other occupiers also located on Vision Park include Regus, Ubisense, Greenwoods, Brady, Spire Healthcare and Coutts.

Nearby are numerous local amenities, including lakeside Café.





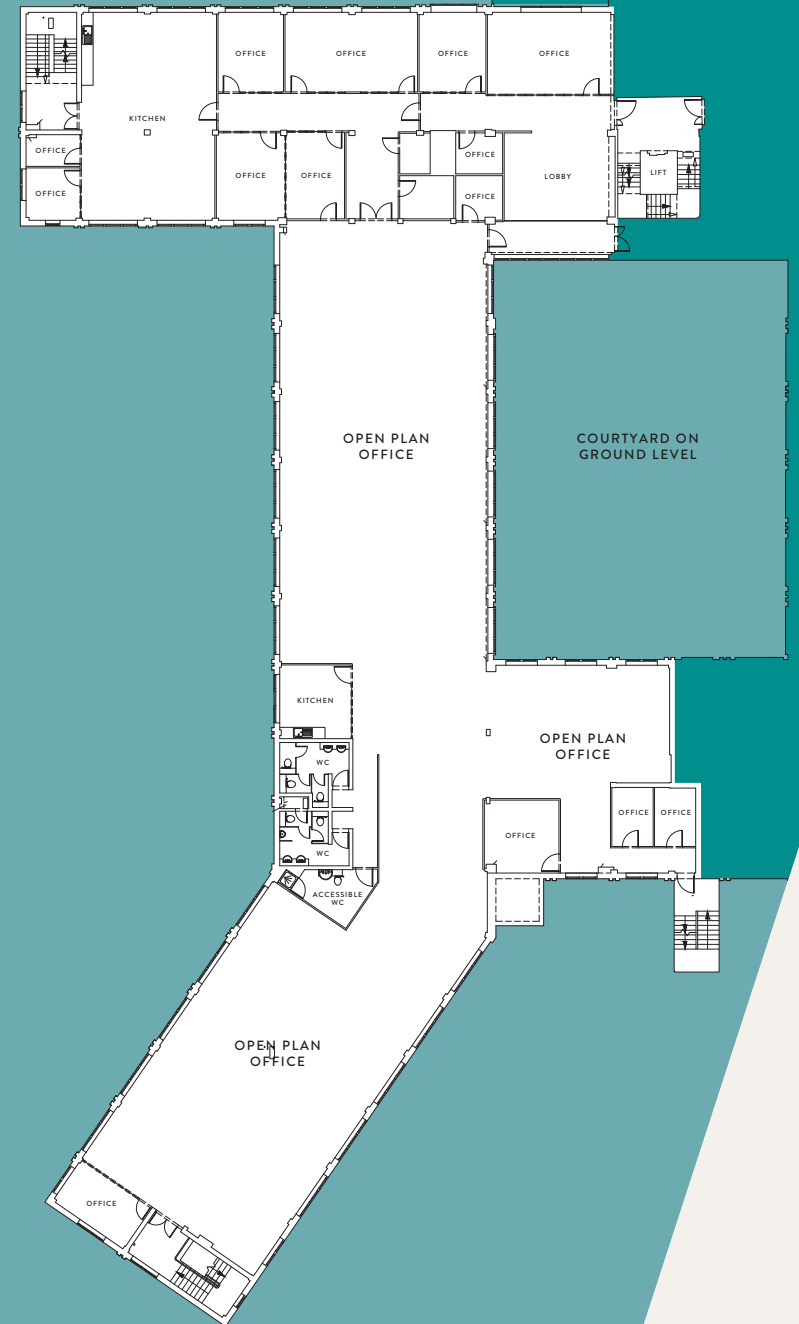
# ACCOMMODATION

## FIRST FLOOR

11,156 sq ft

(1,036 sq m)

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



NOT TO SCALE



## LOCATION

Vision Park is within easy reach of Cambridge city centre and sits within the established northern cluster of science parks.

The historical village of Histon contains a number of pubs, a post office, convenience store, a nursery, infant and junior schools. Histon is a sustainable community that revels in its village feel with Impington Village College and hotel facilities nearby.



## CONNECTIVITY

### By Guided Bus

Vision Park lies alongside the Cambridgeshire Guided Busway which offers fast and frequent buses from Histon to Cambridge city centre (15 minutes) and Cambridge North railway station (6 minutes).

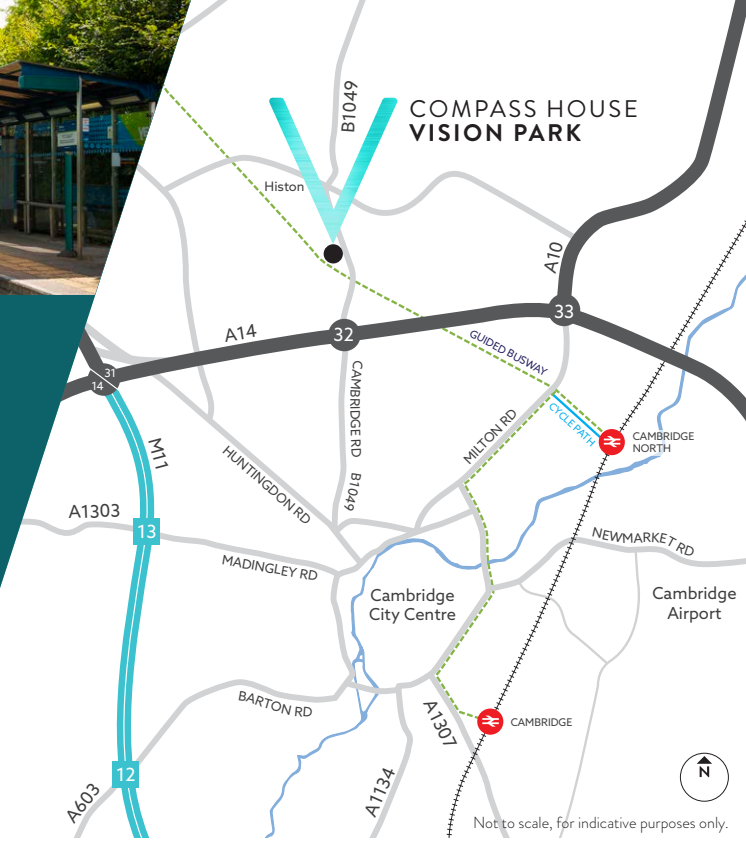
Please see [www.thebusway.info](http://www.thebusway.info) for further information.

### By Train

London Kings Cross is (47 minutes) from Cambridge central station and (53 minutes) from Cambridge North railway station with trains arriving every 30 minutes.

### By Cycle

The cycle paths runs alongside the Guided Busway. Compass House offers cycle storage and shower facilities.



## BY CAR

Up to 49 parking spaces (1:220 sq ft). Compass House also has the advantage of excellent road links with the A14 less than a mile from the Park.



## LEASE TERMS

The accommodation is available on a new leasehold basis direct from the landlord.

Please contact the agents for further details and quoting terms.



**PHILLIP RIDOUTT**  
pridoutt@savills.com  
07807 999 036

**IZZY VYVYAN**  
izzy.vyvyan@savills.com  
07977 757 382

## DTRE

**JAMIE GREEN**  
jamie.green@dtre.com  
07776 161 534

**SAM COOPER**  
sam.cooper@dtre.com  
07880 585 950

[compass-house.com](http://compass-house.com)

### Misrepresentation Clause:

These particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either of these particulars or during negotiations or otherwise any warranty or representation whatever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. All statements are made without responsibility on the part of the agents or the vendors or lessors, and no responsibility is taken for any omission, error, or misstatement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. April 2024.