

# 2 Pioneer Court, Chivers Way, Histon, CB24 9PT

*Office Space Available To Let or Purchase  
Subject to Contract  
1,859 Sq Ft*



# The Building

## Description

The property is a self-contained, mid terrace unit set over 3 floors, with brick elevations.

The ground floor comprises of open plan office space. On the first floor is further office space and a meeting room and the second floor has open plan office space and small meeting rooms. There are toilets on all floors and disabled toilet on the ground floor. The property was lightly refurbished in 2022 and is held Freehold.



Air Conditioning



LED Lighting



EPC Rating B:40



Car Parking Ratio  
1:265



Site Area:  
0.021 acres



Use Class: E



Size (Sq Ft)	1,859 *
Quoting Rent	£22.00 per Sq Ft
Quoting Price	Price on Application
Business Rates	Parties are advised to make their own enquires to South Cambridgeshire District Council – 01954713000
Estate Charge	c.£1.80 per sqft (2024)
VAT	This property is elected for VAT
Tenure	Freehold

Floor plans and additional information is available upon request.

\*Measured on an NIA basis, as in accordance with RICS guidance.

# Images



# Location

2 Pioneer Court is in Histon on a commercial estate named Pioneer Court. It is located just to the North of Cambridge and has quick and easy access into the city via the Guided Bus Route, by car and by bike. Cambridge North Station is approximately 3 miles from the property and provides direct trains to London, Stansted Airport, Norwich and Ely to name a few.

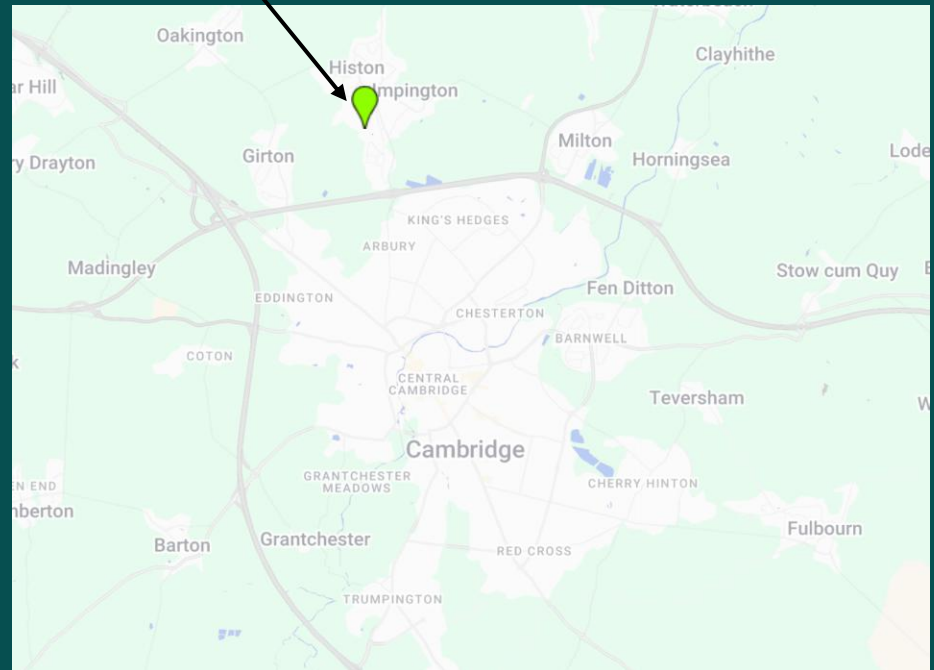
Cambridge is a well located and connected city. With two train stations, Cambridge Central and Cambridge North there are frequent train services running to London Kings Cross (approx. 1 hr), Norwich (approx. 1hr 15 mins), London Liverpool Street (approx. 1 hr 25mins) and Stansted airport (approx. 40mins) – just to name a few (all these times are based from Cambridge North Station).

With Cambridge having one of the global leading universities there is a very high quality of research and students, as well as leading hospital Addenbrookes being in the city.

The North Cambridge Science and Tech cluster is home to some world leading companies in their fields. Some of the top names include Samsung, Huawei UK, DisplayLink, DarkTrace and Raspberry Pi to name just a few.

As more global companies continue to locate in Cambridge the growth of science and tech will progress. There are a number of world class building being built in the North of Cambridge and these will be a draw to the area for global businesses.

## 2 Pioneer Court



Source: Google Maps (March 2025)

# Contacts



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