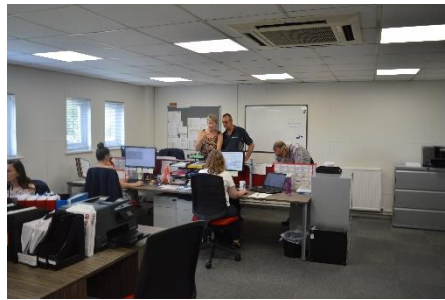


PRELIMINARY DETAILS



Industrial – 11,714 sq ft (1,088.38 sq m)

In Brief

- Located close to Cambridge North.
- Warehouse and Office accommodation.
- Rent on application.
- Due to be exclusively refurbished.

**UNIT 9 NUFFIELD ROAD,
CAMBRIDGE, CB4 1TF
TO LET**

Location

Nuffield Road industrial estate is located to the north of Cambridge city centre, just off the main route of Milton Road which provides easy access onto the A14. This is an established commercial location immediately adjacent to Cambridge Business Park and close to the Cambridge Science Park, St Johns innovation Park and the Cowley Road Industrial area.

Nuffield Road is situated in an area that is to see significant re-development following the completion of Cambridge North rail station. The Guided Busway provides good access from the property to Cambridge North Station as well as to the city centre.

Companies located nearby include Ridgeon's, Howdens and Redgate Software.

Description

The property comprises a steel portal framed industrial property with an eaves height of approximately 6.2m, constructed in the 1980's. there is office accommodation over two floors at the front of the property. A single electronically operated roller shutter door fronts the unit.

Business Rates

From information provided by the gov.uk website we understand, as of April 2017, the unit has a Rateable Value of £68,914.

For the year commencing 1 April 2019, rates payable is normally charged at 50.4p in the pound. The Rateable Value will need to be re-assessed for lettings of separate units.

Value Added Tax

VAT will be payable in addition to rent and service charge.



Accommodation

The property provides the following approximate accommodation measured on a gross internal area basis, in accordance with the RICS Code of Measuring Practice.

Warehouse	9,164 sq ft (851.43 sq m)
Ground & First Floor Offices	2,550 sq ft (236.95 sq m)
Total GIA	11,714 sq ft (1,088.38 sq m)

Additional Information

Terms

Available on a new lease. Terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Bidwells.

EPC

Available upon request

Postcode

CB4 1TF

Enquiries

Rory Banks
01223 559344

rory.banks@bidwells.co.uk

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