

CLIFTON ROAD
INDUSTRIAL ESTATE

THE PREMIER TRADE / WAREHOUSE
LOCATION IN CAMBRIDGE

TO LET Unit 21

9,533 sq ft (885.64 sq m) GEA

Clifton Road Industrial Estate, Cambridge, CB1 7EB

PRELIMINARY DETAILS



Key features

- Central Cambridge location
- Fully refurbished
- Close to railway station
- Incentive available

THE FACTS

LOCATION

The property is located on the established Clifton Road Estate, approximately 1 mile South East of Cambridge City Centre. The Estate is well located within close proximity to Cambridge outer ring road, which also provides access to the M11 and the A14. Cambridge Railway Station is around 1.2km (0.75 miles) by road.

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Site Plan

DESCRIPTION

The property comprises an end of terrace industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof.

To be refurbished with:

- Roller shutter
- Approx 28 car parking spaces with yard/loading area
- Male and female WC's
- Ground and first floor offices
- Kitchen
- Gas fired heating in part of the warehouse

ACCOMODATION

The property comprises the following:

Ground Floor Office: 1,152 sq ft (107 sq m)

First Floor Office: 1,152 sq ft (107 sq m)

Warehouse: 7,229 sq ft (671.6 sq m)

Total Gross External Area: 9,533 sq ft (885.6 sq m)

TERMS

On a new lease with terms to be agreed.

RATES

Unit 21 is listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £89,500. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.

LEGAL COSTS

All parties to bear their own legal costs.

EPC

Available upon request.

ALL ENQUIRIES:



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