



Industrial – 7,143 sq ft (663.58 sq m)

#### In Brief

- Fitted clear-span warehouse with office pod
- Located within an established trade and business park
- Available immediately
- Recently refurbished including replacement roof

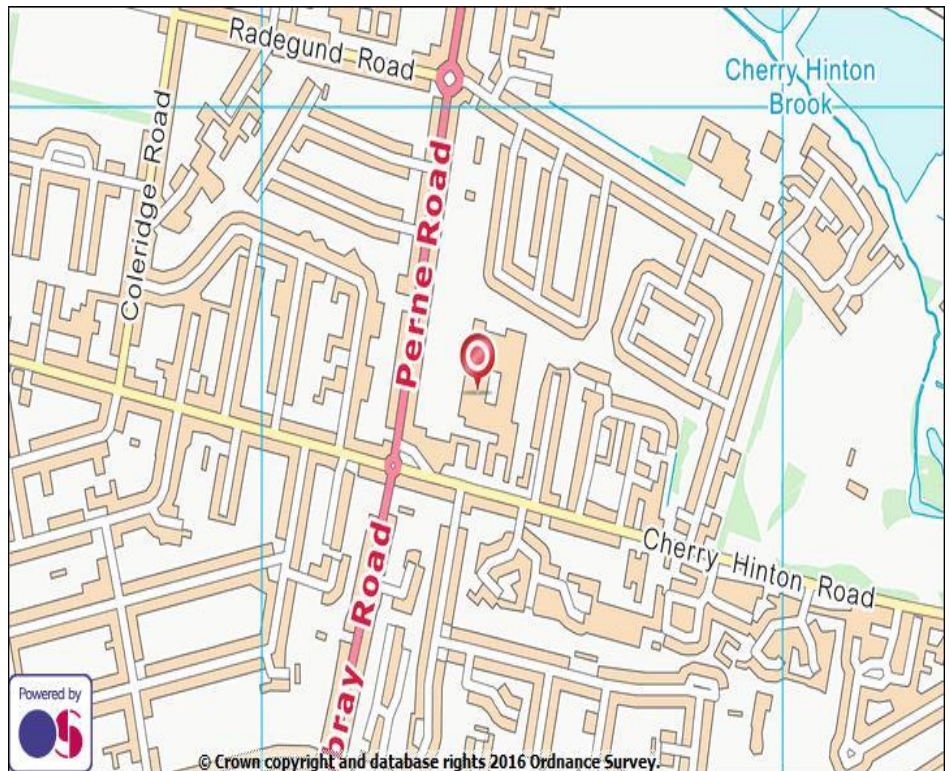
**UNIT C THE PADDOCKS  
CAMBRIDGE CB1 8DH  
TO LET**

#### Location

Unit C is situated in The Paddocks Business Centre, located off Cherry Hinton Road. The Paddocks is 1.2 miles south east of central Cambridge Railway Station with Cherry Hinton Road providing good access to the outer ring road of Cambridge and the M11 and A14 accordingly.

#### Description

Unit C comprises brick and block construction with steel truss insulated roof. The main warehouse area is approximately 18m x 36.5m and benefits from gas fired space-heaters, a ground floor office, WC's, sodium box lighting, a 100 kVA power supply and a roller shutter door (4m x 3.6m) entrance.



#### Accommodation

The property has been measured on a Gross Internal Area (GIA) basis. All figures quoted are for guidance purposes only.

Description	Sq m	Sq ft
Ground Floor	663.58	7,143

#### Additional Information

##### Terms

The property is available by way of a new Lease for a term to be agreed.

##### Services

All mains services including water, drainage and three phase power are believed to be connected to the property

##### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

##### Value Added Tax

Prices outgoings and rentals are quoted exclusive of but may be liable to VAT.

##### EPC

Available upon request.

##### Postcode

CB1 8DH

##### Enquiries

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#### Important Notice

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