



Industrial / Warehouse  
3,906 sq ft (362.79 sq m)

**In Brief**

- Adjacent to Cambridge Business Park
- Metal clad elevations and roof
- Close to A14 with direct access to M11

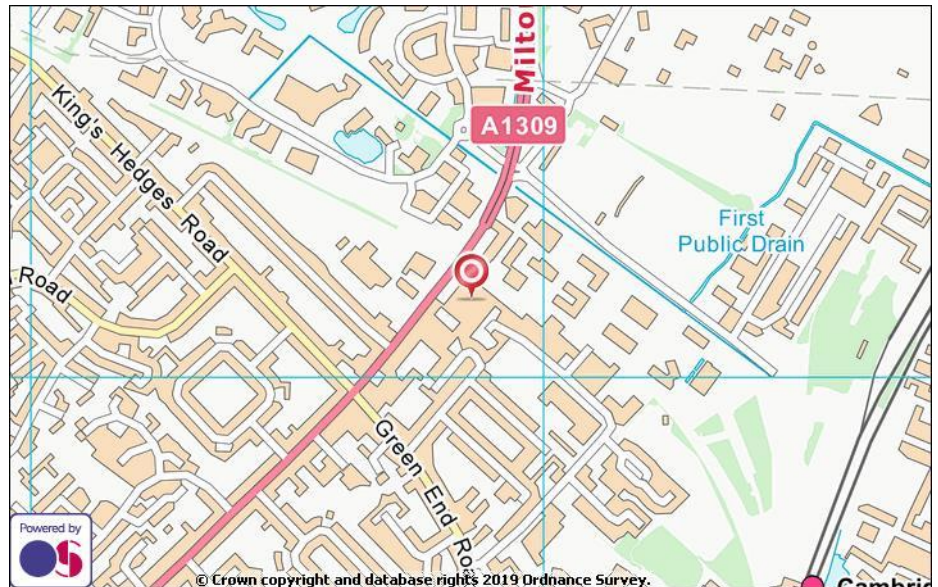
**UNIT 2 TRINITY HALL FARM INDUSTRIAL  
ESTATE, CAMBRIDGE  
TO LET**

## Location

Trinity Hall Farm Industrial Estate is situated to the North East of Cambridge City Centre, immediately adjacent to Cambridge Business Park and close to both Cambridge Science Park and St Johns Innovation Centre. The unit benefits from frontage to Milton Road, a main arterial route into Cambridge and is situated opposite a Vindis Volkswagen and EMG Ford Dealership. The A14 dual carriageway is approximately 1/2 mile away, which gives direct access to the M11.

## Description

Unit 2 is a steel portal frame constructed industrial/warehouse unit with metal clad elevations and roof. The unit benefits from offices, WC's, a warm air blower, a roller shutter loading door and car parking.



## Accommodation

The approximate gross internal floor areas are as follows:

**TOTAL: 3,906 sq ft / 362.79 sq m**

## Additional Information

### Terms

The unit is available on lease terms up to December 2020.

### Rates

The rateable value for the property as of the 1<sup>st</sup> April 2017 valuation is £24,250.

### Legal Costs

All parties to bear their own legal costs.

### Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

Available upon request.

### Postcode

CB4 1TG

### Enquiries

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