

PRELIMINARY DETAILS



**indicative photography used for illustrative purposes only.*



Industrial – 3,825 sq ft (355.33 sq m)

UNIT 13, CLIFTON ROAD INDUSTRIAL ESTATE, CAMBRIDGE TO LET

In Brief

- Modern warehouse unit in an established industrial/ trade counter location
- Excellent parking and loading areas
- Within ½ mile of Cambridge City Train station
- Immediately Available
- Available leasehold
- Rent on Application

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.

Clifton Road Industrial Estate is the largest trade & warehouse scheme in Cambridge comprising 52 multi-let units. The estate is home to a wide range of businesses include a host of national trade occupiers such as: Howdens, ScrewFix, Toolstation, Halfords, Wolseley, Eurocell, Brewers and Hertz.

Description

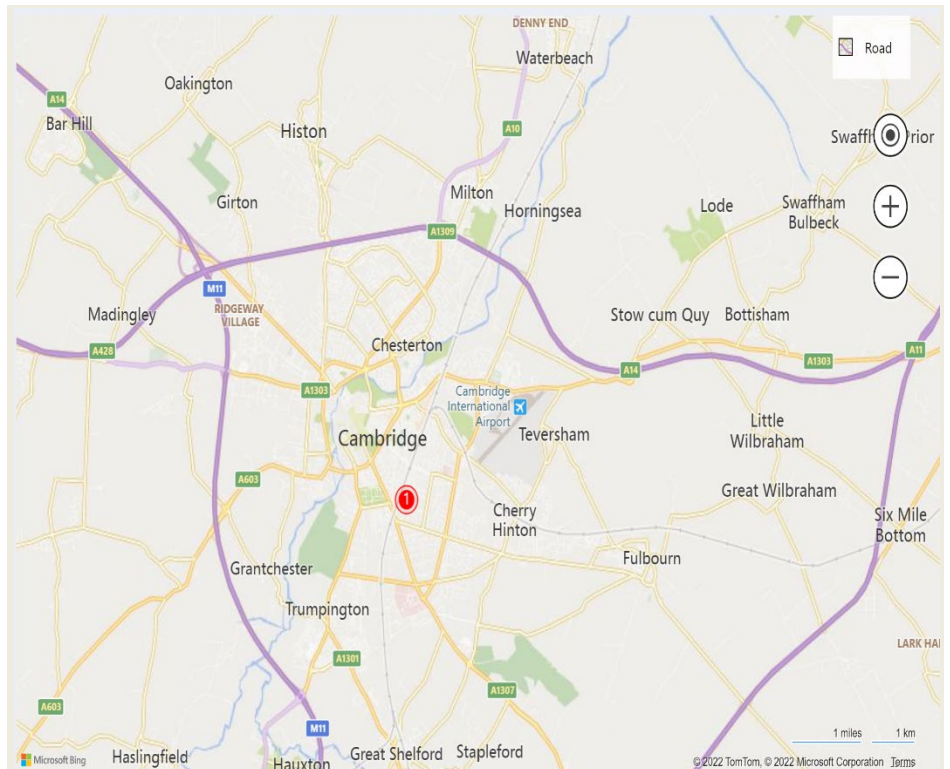
The property comprises a prominent mid terrace industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof. Specification includes:

- Fully refurbished
- One level access roller shutter door
- Approx 4 car parking spaces with yard/loading area
- WC's
- Office and trade counter element

Business Rates

Unit 13 is listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £42,750.

Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000



Accommodation

The property provides the following approximate accommodation measure on a gross external area basis, in accordance with RICS Code of Measuring Practice:

Ground Floor:	3,483 sq ft (323.55 sq m)
First Floor:	342 sq ft (31.78 sq m)
Total Gross External Area:	3,825 sq ft (355.33 sq m)

Additional Information

Terms

Available on a new lease or by sublet or assignment on terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Bidwells.

Value Added Tax

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

EPC

Available upon request

Postcode

CB1 7EA

Enquiries

Rory Banks
01223 559344
Rory.banks@bidwells.co.uk

Jack Vestey
01223 559315
Jack.vestey@bidwells.co.uk

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