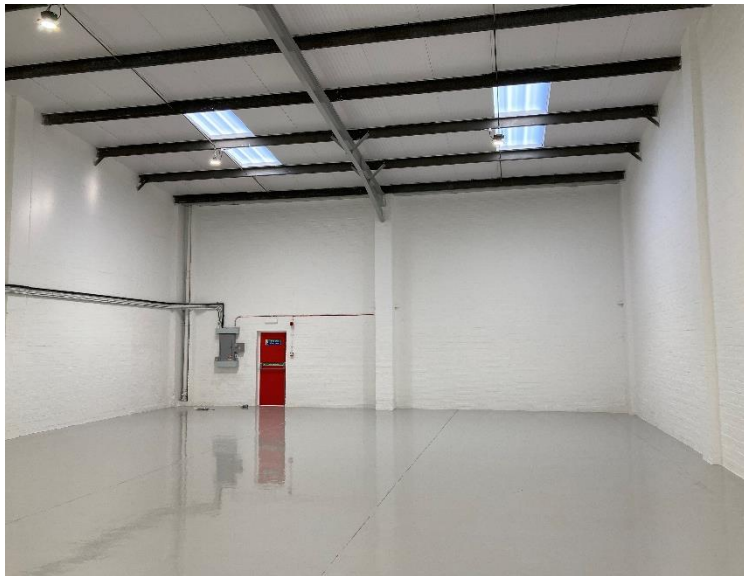


TO LET:  
UNIT 2 COLDHAMS ROAD  
INDUSTRIAL ESTATE,  
CAMBRIDGE, CB1 3EW

# Coldhams Road Industrial Estate



## FEATURES

- Fully refurbished
- Excellent trade location
- Flexible for a range of uses
- Town-Centre location
- Can be taken alone or together with Unit 3

## LOCATION

The property is well situated on the established Coldhams Road Industrial Estate, which is highly regarded as the premier trade counter location in Cambridge. Coldhams Road Industrial Estate is strategically located within close proximity to central Cambridge, providing an unrivalled opportunity for occupiers to locate their business close to one of the UK's most desirable City Centres. The estate has excellent transport links with Cambridge Railway Station a mere 1.6 miles away.

# DESCRIPTION

The property comprises an industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof. The property consists of the following refurbished specification;

- New electric roller shutter door
- Refurbished office space
- New windows and doors
- Generous loading and dedicated parking forecourt
- Male and female WC's
- Ground and first floor offices
- LED lighting throughout



## ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor	227.61 sq m / 2,450 sq ft	227.61 sq m / 2,450 sq ft
First Floor	18.27 sq m / 197 sq ft	18.27 sq m / 198 sq ft
		<b>245.88 sq m / 2,648 sq ft</b>

\*Measured on a Gross External Area basis.



### Rent

Upon application.



### Service Charge

Each unit has an estate service charge which covers the management and upkeep of the common areas of the estate. The current service charge for this property is £4,304.11 per annum.



### Rates

Units 2&3 are listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £15,000. Taking one of the units in isolation will mean a revaluation by the rating authority to reassess liability will be necessary. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.



### Tenure

The units are available by way of a new lease for a term to be agreed.



### Legal Costs

Each party is responsible for their own legal costs.



### EPCs

The property has an EPC rating of 97 D, but this is now being re-assessed post-refurbishment.



### VAT

All figures are exclusive of VAT

## VIEWING & FURTHER INFORMATION

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