TO LET: UNIT 28 CLIFTON ROAD INDUSTRIAL ESTATE, CAMBRIDGE, CB1 7EB

# Clifton Road Industrial Estate







# EATURES

- Trade counter estate with mixed uses
- Central Cambridge location
- Close to railway station
- Incentive available
- Eaves height of 4.8m

LOCATIO

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 the Cambridge outer ring road, which also provides access to the M11 and the A14.



The property comprises an end of terrace industrial/ warehouse unit with profile steel cladding and brick work to the lower elevations.

- Clear height of 4.8m
- · Roller shutter door
- Allocated parking for five cars with yard/ loading area
- Male and female WCs
- · Ground and first floor offices
- Kitchenette
- · LED lighting within warehouse
- EV charging





## **ACCOMMODATION**

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor (incl. office)	231.98 sq m / 2,497 sq ft	
		231.98 sq m / 2,497 sq ft

<sup>\*</sup>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 £1,393.99 per annum.



### Rates

Units 28 is listed on the Valuation Office Agency 2023 Rating List as having a Rateable Value of £35,750. 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 42 B.



### VAT

All figures are exclusive of VAT

## **VIEWING & FURTHER INFORMATION**

JAMES SAXBY, JLL

NICHOLAS PETERS, JLL

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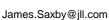
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