



Industrial – 3,792 sq ft (352.3 sq m)

**In Brief**

- Extensively refurbished
- Immediately available
- Situated in close proximity to Howdens, Edmundson Electrical and Topps Tiles

**UNIT 5 COLDHAMS ROAD, CAMBRIDGE,  
CB1 3EW  
TO LET**

#### Location

The property is located approximately 2 miles North East of the City Centre in an established industrial area and adjacent Cambridge's Retail District. The A14 dual carriageway is around 3 miles away, via the Milton Road, while the A11 is approximately 7 1/2 miles to the south west connecting to the M11 south towards London.

Cambridge Train Station is located just 1.5 miles south of this property providing good links to London (48 minutes to London Kings Cross) and other National Rail services.

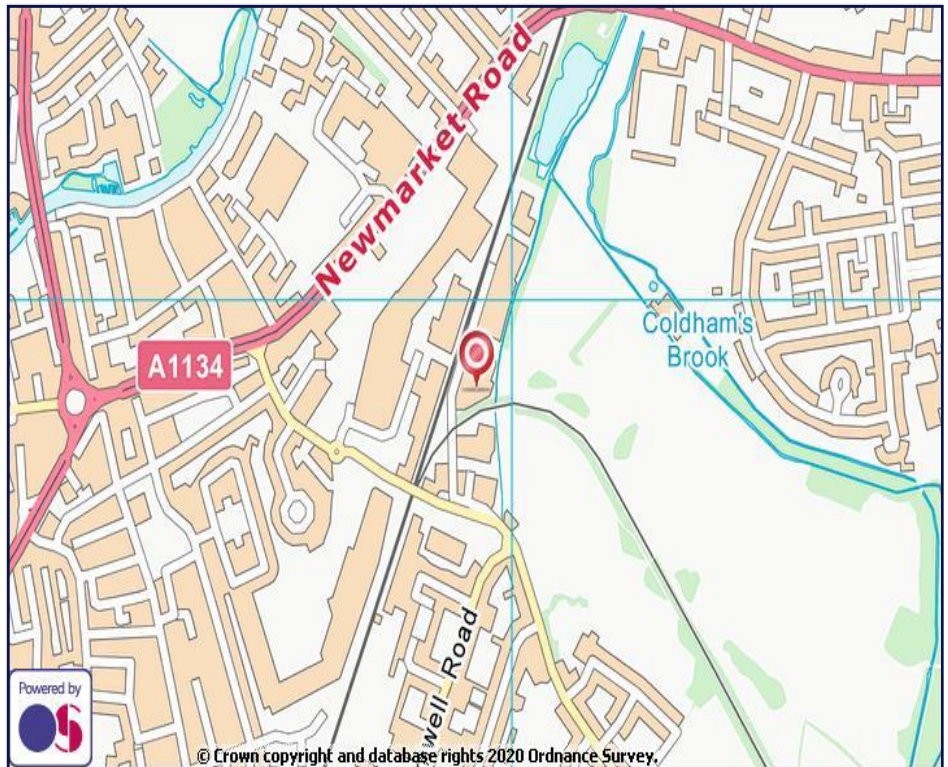
#### Description

The property comprises an end of terrace of industrial / warehouse unit constructed on a steel frame with profile steel clad elevations. The unit benefit from ground floor W/Cs and an eaves height of 5.5m. There is also three phase electricity with 300 kVA capacity and an electronically operated loading door.

#### Business Rates

From information provided by the gov.uk website we understand, as of 1<sup>st</sup> April 2017, the property has a Rateable Value of £31,000.

For the year commencing 1 April 2019, rates payable is normally charged at 50.4p in the pound. The Rateable Value will need to be re-assessed for lettings of separate units.



#### Accommodation

The approximate gross internal floor areas are as follows:

**TOTAL (GEA) 3,792 sq ft (352.3 sqm)**

#### Additional Information

##### Terms

The property is offered by way of a new lease on terms to be agreed at a rent on application.

##### Legal Costs

Each party to bear their own legal costs.

##### Viewing

Strictly by appointment with Agents.

##### EPC

Available upon request

##### Postcode

CB1 3EW

##### Enquiries

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