CHEFFINS

TO LET:
INDUSTRIAL PREMISES

Unit 31c
Clifton Road
Cambridge
CB1 7EB

181.34 sq m (1,952 sq ft)

- High specification, architect designed modern business unit
- Popular and accessible business/trading estate
- First floor office
- Centrally located near to Cambridge Leisure Complex and railway station

CHEFFINS

Location

The property is located on the established Clifton Road Industrial Estate, just off Cherry Hinton Road, approximately 1 mile south east of Cambridge City Centre and within walking distance of the railway station. The estate benefits from national trade counter companies such as Screwfix, Brewers and Toolstation. The Clifton Road Industrial Estate is prominantly located within the City, in close proximity to Cambridge outer ring road, which in turn provides access to the M11 and A14.

Description

Unit 31c is one of four high specification business units, situated adjacent to the Royal Mail depot and the Clifton Road Industrial Estate.

Constructed in 2009, the property comprises a detached business/industrial unit of steel portal frame construction with part block and part profile sheet clad elevations and insulated roof panels.

The internal eaves height is 5.8m and the haunch height is 6.1m.

The unit has a structural first floor. The height under the first floor is 2.5m.

The loading door is 3.2m wide and 3.5m high.

Accommodation

The property comprises the following approximate gross internal areas:

	Sq M	Sq Ft
Ground Floor:	110.65	1,191
First Floor:	70.70	761
Total	181.34	1,952

Planning

We understand that the property has previously been used by occupiers operating under Use Class B1c.

Occupiers who can operate within Use Class E will be considered, subject to Landlord's approval.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457200.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2026 as part of a combined listing. Therefore the property will need to be re-assessed.

Service Charge

There is a service charge payable towards maintenance and upkeep of the estate. Further details available on request.

EPC

The property has an EPC rating of C (75)

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed, at an asking rent of £40,000 per annum exclusive.

Legal Costs

Each party to bear their own legal and professional fees.

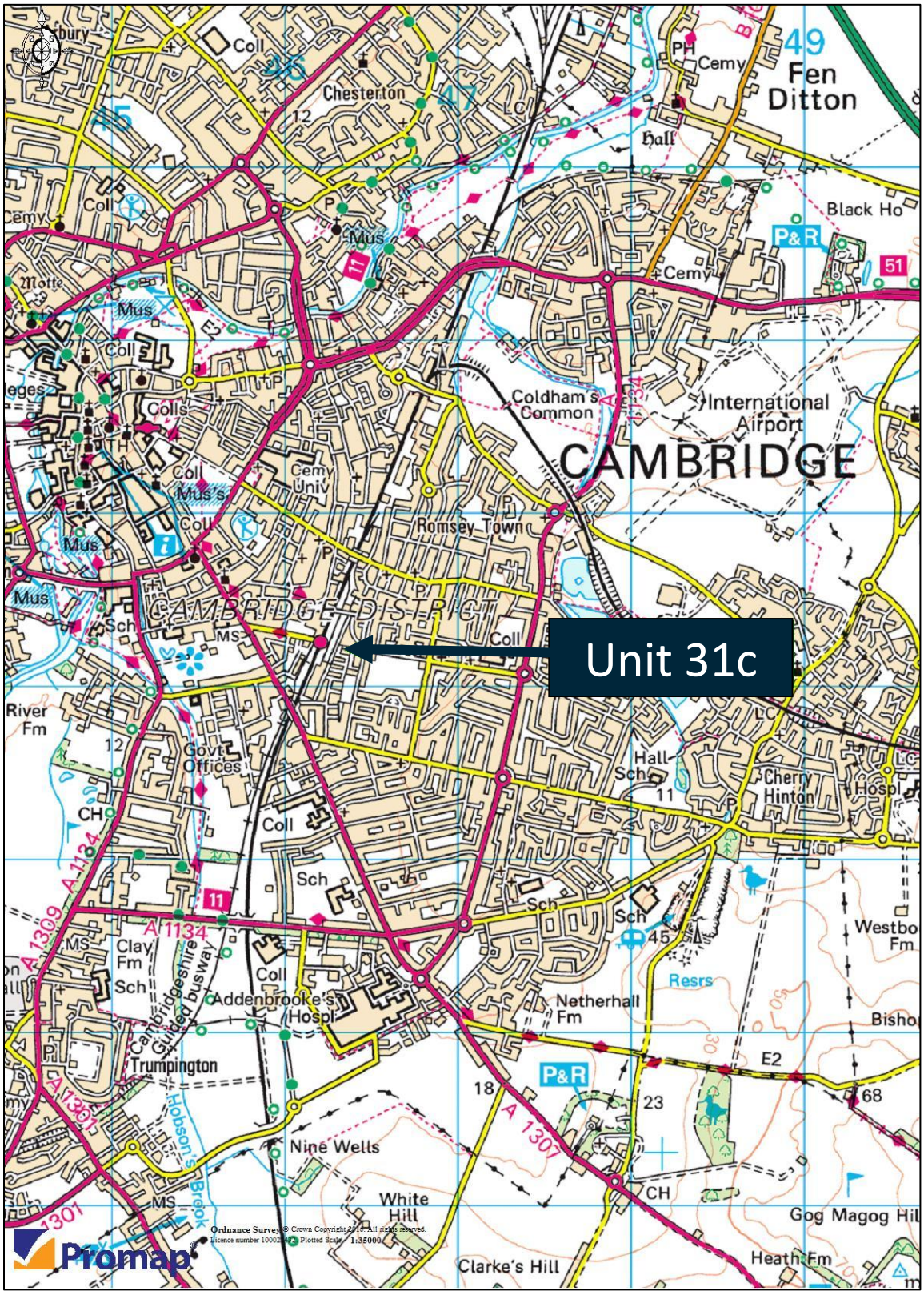
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith
Tel: 01223 271 970
Email: alexander.smith@cheffins.co.uk

Piers Martin
Tel: 01223 271 974
Email: piers.martin@cheffins.co.uk

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.


Unit 31c
CAMBRIDGE
Fen Ditton
Chesterton
Coldham's Common
International Airport
Romsey Town
CAMBRIDGE DISTRICT
Govt Offices
Addenbrooke's Hospl
Trumpington
Nine Wells
White Hill
Clarke's Hill
Netherhall Fm
Cherry Hinton
Black Ho
Westbo Fm
Gog Magog Hil
Heath Fm
Hobson's Brook
Cambridgeshire Guided busway
Promap