

TO LET:
UNIT 17
CLIFTON ROAD INDUSTRIAL
ESTATE, CAMBRIDGE,
CB1 7EA

Clifton Road Industrial Estate



Indicative Image



Indicative Image

FEATURES

- TO BE REFURBISHED
- Trade counter estate with mixed uses
- Ancillary office accommodation
- Central Cambridge location
- Close to railway station
- Incentives available
- Eaves height of 5.8m

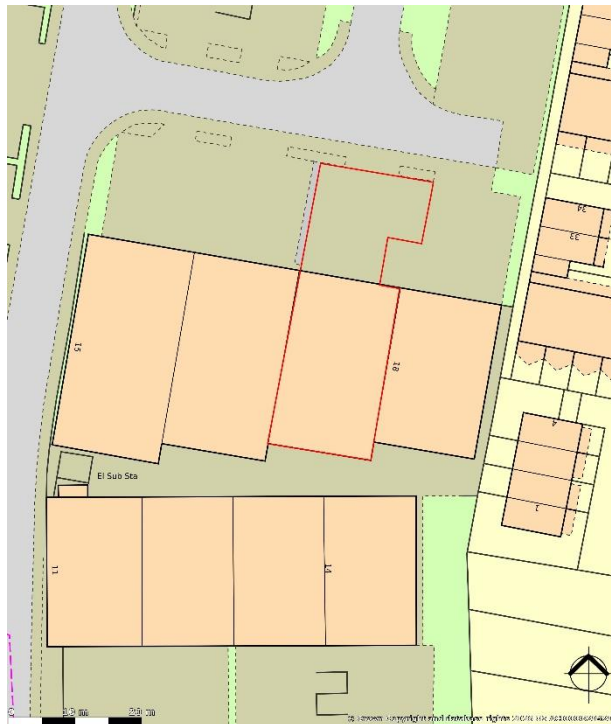
LOCATION

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

DESCRIPTION

The property comprises a mid-terrace unit with profile steel cladding and brick work to the lower elevations.

- Eaves height of 5.8 m
- 1 electric roller shutter door
- Generous parking with yard/ loading area at the front of the property
- Ground floor ancillary space including reception area, kitchenette and WC's
- First floor office space
- Pedestrian entrance
- Separate trade counter customer entrance
- To be comprehensively refurbished



ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor including ancillary area	381 sq m / 4,100 sq ft	
First Floor	25 sq m / 265 sq ft	
		406 sq m / 4,365 sq ft

*Measured on a Gross External Area basis.



Rent

Upon application.



Tenure

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



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 £2,989.98 per annum



Legal Costs

Each party is responsible for their own legal costs.



EPCs

The property is currently having an Energy Performance Certificate assessment being undertaken as part of the refurbishment works



Rates

Unit 17 is listed on the Valuation Office Agency Rating List as having a Rateable Value of £73,500 from 1st April 2026. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.



VAT

All figures are exclusive of VAT

VIEWING & FURTHER INFORMATION



JAMES SAXBY, JLL
07801 667692



NIAMH BELL, JLL
07889 907216



WALTER SCOTT, BIDWELLS
07918 081533



CHARLIE PERCIVAL, BIDWELLS
07769 385223



James.Saxby@jll.com



Niamh.Bell@jll.com



Walter.Scott@bidwells.co.uk



Charlie.percival@bidwells.co.uk