

CLIFTON ROAD
INDUSTRIAL ESTATE

THE PREMIER TRADE / WAREHOUSE
LOCATION IN CAMBRIDGE

TO LET Unit 13

3,825 sq ft (355.33 sq m) GEA

Clifton Road Industrial Estate, Cambridge, CB1 7EA



Key features

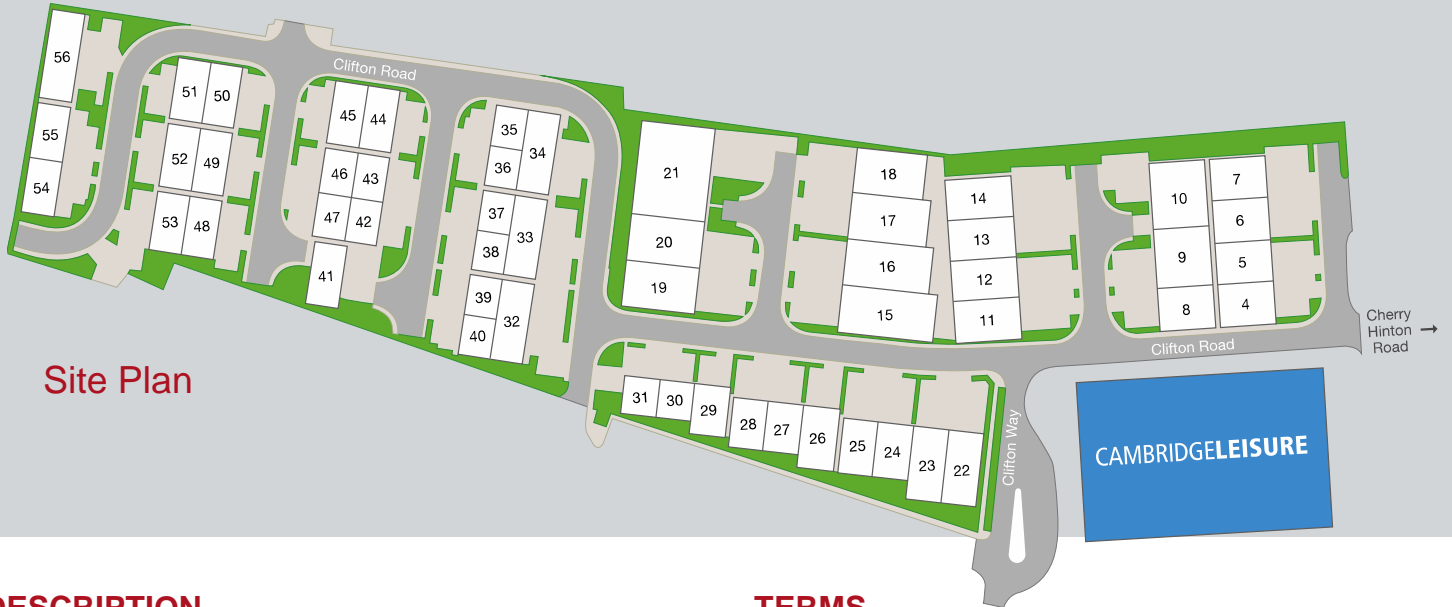
- Prominent position
- Central Cambridge location
- Refurbished condition
- Incentives available

THE FACTS

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 Cambridge outer ring road, which also provides access to the M11 and the A14. Cambridge Railway Station is around 1.2km (0.75 miles) by road.

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Site Plan

DESCRIPTION

The property comprises a prominent mid terrace industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof.

Specification includes:

- Fully refurbished
- One level access roller shutter door
- Approx 4 car parking spaces with yard/loading area
- WC's
- Trade counter element

ACCOMODATION

The property comprises the following:

Ground Floor: 3,483 sq ft (323.55 sq m)

First Floor: 342 sq ft (31.78 sq m)

Total Gross External Area: 3,825 sq ft (355.33 sq m)

TERMS

On a new lease with terms to be agreed.

RATES

Unit 13 is listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £42,750. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.

LEGAL COSTS

All parties to bear their own legal costs.

EPC

Available upon request.

ALL ENQUIRIES:



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