

TO LET:
UNIT 56
CLIFTON ROAD INDUSTRIAL
ESTATE, CAMBRIDGE,
CB1 7EF

Clifton Road Industrial Estate



FEATURES

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

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 detached industrial/ warehouse unit with profile steel cladding and brick work to the lower elevations.

- Eaves height of 4.8m
- 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
- LED lighting throughout
- Recently comprehensively refurbished



ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor	383.97 sq m / 4,133 sq ft	
First Floor Office	43.78 sq m / 471 sq ft	
		427.75 sq m / 4,604 sq ft

*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 £2,502.37 per annum.



Rates

Unit 56 is listed on the Valuation Office Agency Rating List as having a Rateable Value of £64,500 from 1st April 2026. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.



Tenure

The unit is 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 Energy Performance Certificate rating of D – 94.



VAT

All figures are exclusive of VAT

VIEWING & FURTHER INFORMATION

JAMES SAXBY, JLL

07801 667692

James.Saxby@jll.com

RORY BANKS, BIDWELLS

07976 832083

Rory.Banks@bidwells.co.uk

TAMARAH KEIR, BIDWELLS

07442 668105

Tamarah.keir@bidwells.co.uk