

Unit 10 Nuffield Road, Cambridge, CB4 1TF  
*To Let / Industrial Warehouse / 9,071 sq ft (836 sq m)*



# Summary

## Description

The property comprises a semi-detached light industrial warehouse unit constructed of steel portal frame. It is located in an established industrial warehouse location within easy reach of both the city centre and the A14.

## Terms

Available by way of a direct lease with the landlord on terms to be agreed.

## Additional Information

### Business Rates

We understand the Rateable Value for the property is approximately £50,000. However, for business rates information, applicants should enquire directly with Cambridgeshire City Council: [www.cambridge.gov.uk](http://www.cambridge.gov.uk) For the year commencing 1 April 2025, rates payable are normally charged at 55.5p in the pound.

### Services

Mains drainage, water, gas and electricity are believed to be available to the Property. Interested parties are, however, advised to make their own enquiries to the relevant service providers.

### Legal costs

All parties to bear their own legal costs.

### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

Energy rating C.55. EPC available upon request .

### Viewings

Viewings are strictly by arrangement with the Letting Agents.

## Specification Includes

- Secure fenced and gated site;
- Elevations comprising part brick/block with profiled metal cladding above and to the roof;
- Single electric roller shutter loading door;
- 5m eaves height,
- Roof lights.

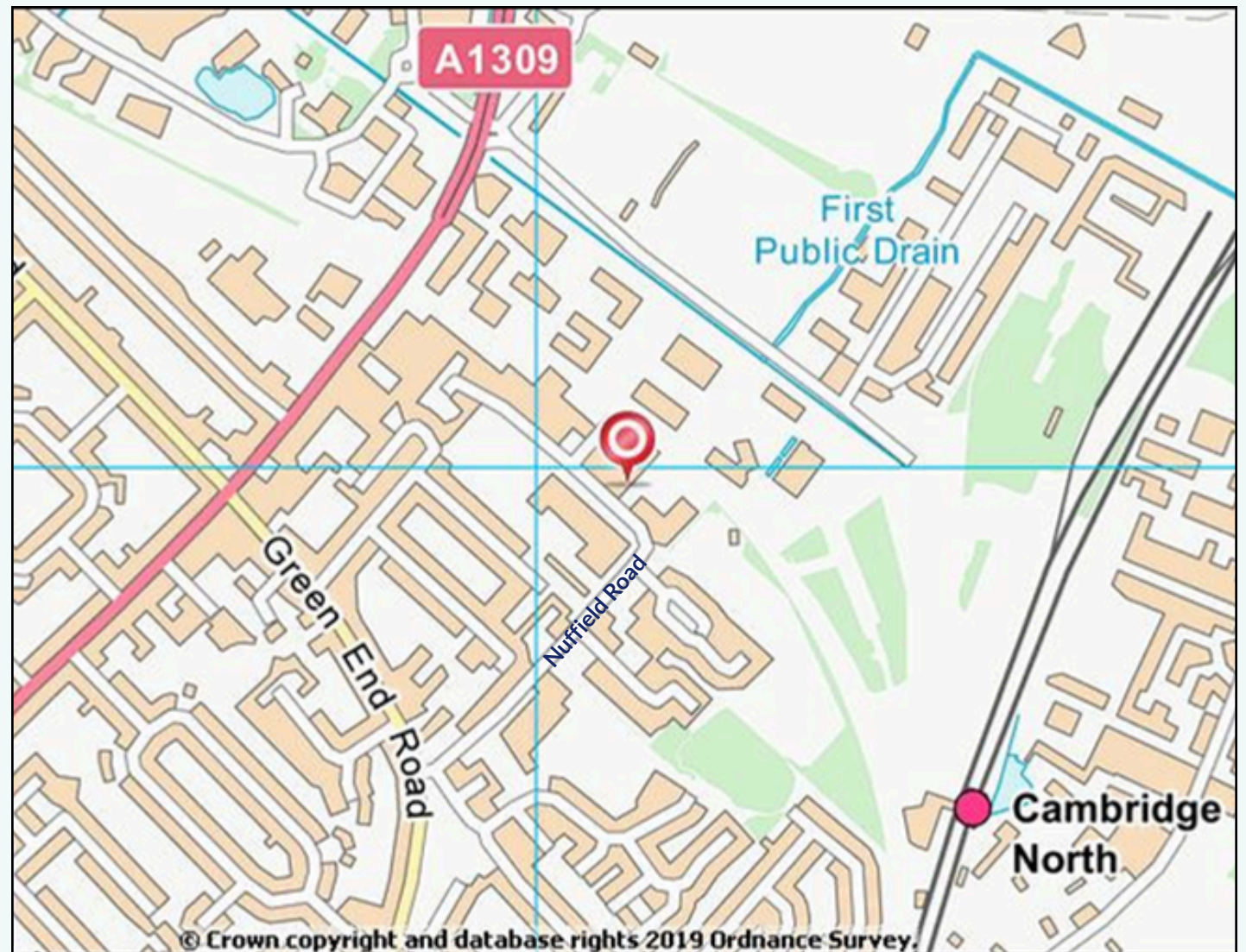


# Location

Nuffield Road industrial estate is located to the north of Cambridge city centre, just off the main route of Milton Road which provides easy access onto the A14. This is an established commercial location immediately adjacent to Cambridge Business Park and close to the Cambridge Science Park, St Johns innovation Park and the Cowley Road Industrial area.

Nuffield Road is situated in an area that is to see significant re-development following the completion of Cambridge North rail station. The Guided Busway provides good access from the property to Cambridge North Station as well as to the city centre.

Companies located nearby include: Huws Gray, Howdens Joinery, Gripfixings, COEL and RP Fitness.



# Accommodation

## Unit 10

Description	Sq Ft	Sq m
Ground floor Warehouse & ancillary	9,071	836



# Gallery



December 2025

*Get in touch with  
our experts*



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