Preliminary Details - To be fully refurbished

BIDWELLS

Unit 22 Coral Park Trading Estate, Cambridge, CB1 3EA

Trade Counter / Warehouse

4,429 sq ft (412 sq m)



Summary

Description

The property is highly prominent onto Coldhams Lane and comprises a mid-terrace unit of steel portal frame construction, brick/block elevations and profiled sheet metal cladding above. The premises benefits from translucent roof panels, an eaves height of 6.2 meters, an electric roller shutter door measuring 5.14m high and 3.5m wide and 8 parking spaces. Following a full refurbishment, the unit will benefit from ground and first floor offices and male and female WCs.

Terms

Available by way of a direct lease with the landlord. Quoting rent is £95,000 per annum exclusive.

Additional Information

Business Rates

The Rateable Value of the property is £66,000 effective 1 April 2026. Interested parties are encouraged to enquire directly with the local authority, Cambridge City Council: www.cambridge.gov.uk

Services

Mains drainage, water 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.

Postcode

CB1 3EA

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

EPC Rating - C73.
Certificate available upon request.



*Indicative photo only. Photo is of next door property.

Location

Coral Park Trading Estate is situated on Henley Road which is accessed off Coldhams Lane. It's an established trade park location and highly prominent, being adjacent to both Cambridge Retail Park and the Beehive Shopping Centre. Other occupiers on the estate include: Halfords, Easy Bathrooms, Parcel Force, Big Yellow Self-storage & Wolseley, with a host of national retailers in close proximity.

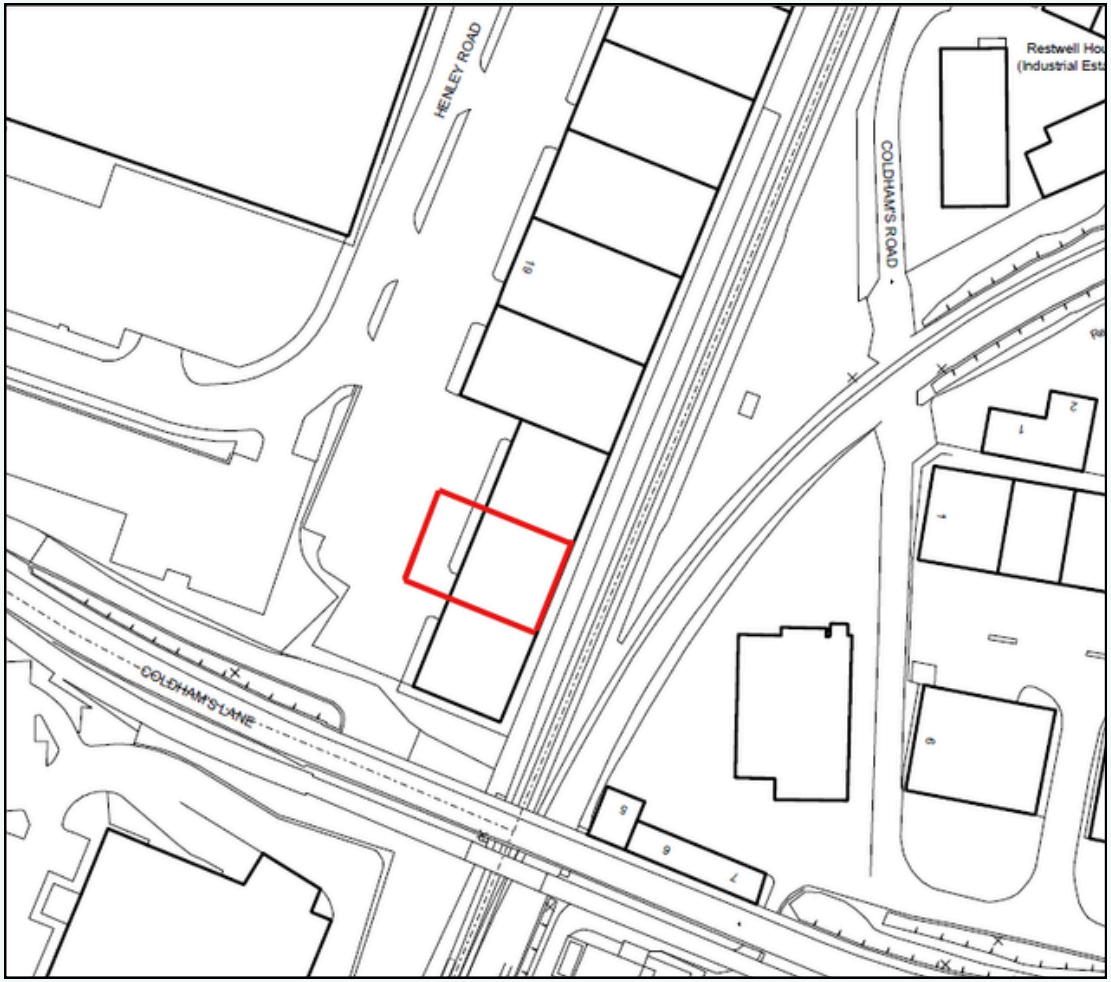
The estate is easily accessible from Cambridge city centre and is approximately 2 miles from the A14. The central Cambridge railway station is located just 1.5 miles south of the estate, providing good links to London (48 minutes to London Kings Cross) and other National Rail services.



Accommodation

Description	Sq Ft	Sq m
Warehouse	2,786	259
Ground floor offices	817	76
First floor offices	826	77
Total	**4,429**	**412**

All measurements are made on a Gross Internal Area (GIA) basis.



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March 2026

BIDWELLS

Get in touch with our experts



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