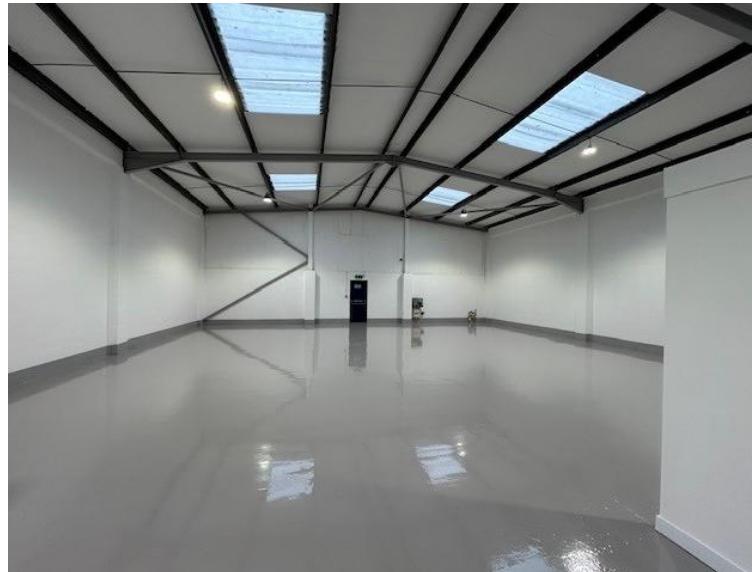


TO LET:  
UNIT 6 CLIFTON ROAD  
INDUSTRIAL ESTATE,  
CAMBRIDGE, CB1 7EA

## Clifton Road Industrial Estate



**FEATURES**

- Trade counter estate with mixed uses
- Central Cambridge location
- Close to railway station
- Incentive 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 mid terrace industrial/ warehouse unit with profile steel cladding and brick work to the lower elevations.

- Eaves height of 4.8m
- Roller shutter door
- Allocated parking for six cars with yard/ loading area
- LED lighting within warehouse



## ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor (incl. office)	264.96 sq m / 2,852 sq ft	
264.96 sq m / 2,852 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 c.£1,984.14 per annum.



### Legal Costs

Each party is responsible for their own legal costs.



### Rates

Unit 6 is listed on the Valuation Office Agency 2023 Rating List as having a Rateable Value of £52,500. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000. This valuation includes the previous tenant's mezzanine and office and therefore may be subject to change.



### EPCs

The property is currently under refurbishment and is likely to be subject to change post-refurbishment.



### 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

WALTER SCOTT, BIDWELLS

07918 081533

Walter.Scott@bidwells.co.uk