CHEFFINS

TO LET:

INDUSTRIAL/MID-TECH PREMISES

Unit 31b
Clifton Road
Cambridge
CB1 7EB

185.61 sq m (1,998 sq ft)

- Modern business/workshop unit
- Four parking spaces available
- Situated on an established industrial trading park
- Benefits from planning consent for Use Class B2
- Unit 31c is also available to let with a GIA of 1,952 sq ft

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Location

The property is located on the established Clifton Road Industrial Estate, just off Cherry Hinton Road, approximately 1 mile south east of Cambridge City Centre and within walking distance of the railway station. The estate benefits from national trade counter companies such as Screwfix, Brewers and Toolstation. The Clifton Road Industrial Estate is prominantly located within the City, in close proximity to Cambridge outer ring road, which in turn provides access to the M11 and A14.

Description

The property comprises a modern two storey workshop unit providing a ground floor workshop with lobby and WC. The first floor provides a private office, kitchen and WC with shower.

The unit has a high quality specification and is accessed via an up and over shutter door. A forecourt provides loading and unloading facilities and four car parking spaces are available.

The internal eaves height is 5.8m and the haunch height is 6.1m.

The loading door is 3.4m wide and 3.5m tall.

Accommodation

The property has the following approximate gross internal floor areas:

	Sq M	Sq Ft
Ground Floor	125.02	1,346
First Floor	60.57	652
Total	185.61	1,998

Planning

We understand that the property is suitable for uses within Classes B2. However, the unit would potentially be suitable for Light Industrial uses falling within Use Class E (g) (iii), subject to an incoming tenant obtaining the necessary planning consents. Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457200.

Uniform Business Rates

The property currently forms part of a wider ratings assessment. It will need to be split and reassessed. For more information, please contact the agent.

Service Charge

There is a service charge towards upkeep of the common areas of the estate.

EPC

The property has an EPC rating of E (122)

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed, at a quoting rent of £40,000 per annum exclusive.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith
Tel: 01223 271 970
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Piers Martin
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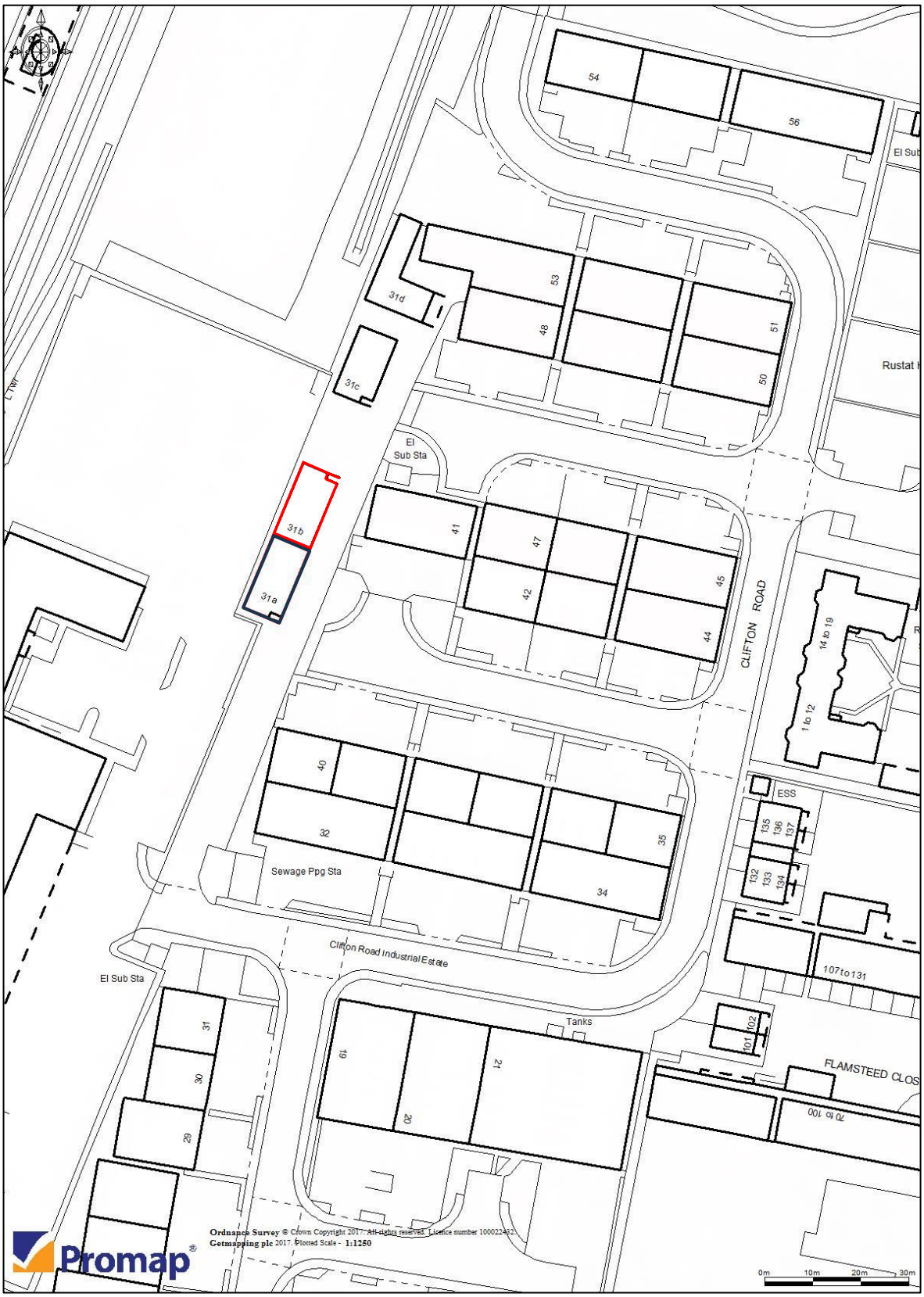
The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.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