

TO LET:
UNIT 41
CLIFTON ROAD INDUSTRIAL
ESTATE, CAMBRIDGE,
CB1 7ED

Clifton Road Industrial Estate

**AVAILABLE TO LET - BOTH TEMPORARY
& LONG TERM LEASES CONSIDERED**



Indicative image of potential refurbishment



Indicative image of potential refurbishment

FEATURES

- To be refurbished
- Trade counter estate with mixed uses
- Central Cambridge location
- Close to railway station
- Incentives available
- Eaves height of 4.6m

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 4.6m
- 1 electric roller shutter door
- Generous parking with yard/ loading area to the front of the property
- To be comprehensively refurbished – more details available via agents.



ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor	235.67 sq m / 2,537 sq ft	
First Floor Office	46.56 sq m / 501 sq ft	
		282.23 sq m / 3,038 sq ft

*Measured on a Gross External Area basis.



Rent

Upon application.



Tenure

The unit is 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 £1,875.55 per annum.



Legal Costs

Each party is responsible for their own legal costs.



EPCs

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



Rates

Unit 41 is listed on the Valuation Office Agency Rating List as having a Rateable Value of £49,750 from 1st April 2026. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.



VAT

All figures are exclusive of VAT

VIEWING & FURTHER INFORMATION

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