

**CLIFTON ROAD**  
INDUSTRIAL ESTATE

**THE PREMIER** TRADE / WAREHOUSE  
LOCATION IN CAMBRIDGE

**TO LET Unit 33**

3,762 sq ft (349.50 sq m) GEA

Clifton Road Industrial Estate, Cambridge, CB1 7ED



Indicative photo of refurbishment



Indicative photo of refurbishment

**Key features**

- Central Cambridge location
- Close to railway station
- To be refurbished
- Incentives available

# THE FACTS

## 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 Cambridge outer ring road, which also provides access to the M11 and the A14. Cambridge Railway Station is around 1.2km (0.75 miles) by road.

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## DESCRIPTION

The property comprises a detached industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof.

To be refurbished with:

- Roller shutter
- Forecourt parking
- 2 WC's
- Ground and first floor offices
- Kitchen
- Strip lighting in warehouse

## ACCOMODATION

The property comprises the following:

**Total Gross External Area: 3,762 sq ft (349.50 sq m)**

## TERMS

On a new lease with terms to be agreed.

## RATES

Unit 33 is listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £42,500. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.

## LEGAL COSTS

All parties to bear their own legal costs.

## EPC

Available upon request.

ALL ENQUIRIES:



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