TO LET:
UNIT 13 CLIFTON ROAD INDUSTRIAL ESTATE, CAMBRIDGE, CB1 7EA

Clifton Road Industrial Estate







FEATURES

- To be fully refurbished
- Trade counter estate with mixed uses
- Central Cambridge location
- Close to railway station
- Incentives available
- Eaves height of 5.15m
- Level access loading door
- Dedicated yard & parking

LOCATION

The property is located on the established Clifton Road Industrial Estate, approximately 1 mile south east of Cambridge City Centre and immediately adjacent to the railway station.

The estate is well located within close proximity to the Cambridge outer ring road which provides easy access to the M11, A14 & A11 trunk roads.

DESCRIPTION

The property comprises a mid-terraced light industrial/trade-counter unit of steel portal frame construction. Elevations comprise half-height brick/ block, with profile steel cladding above and to the roof.

- To be fully refurbished
- Eaves height of 5.15m
- Level access loading door
- Allocated parking with yard/ loading area
- Male and female WCs
- Ground and first floor offices
- Kitchenette
- LED lighting throughout



ACCOMMODATION

The property comprises the following accommodation:

Floor	Sq m / Sq ft	Total
Ground Floor (incl. office & ancillary)	336.21 sq m / 3,619 sq ft	
First Floor Offices	32.61 sq m / 351 sq ft	
		368.82 sq m / 3,970 sq ft

*Measured on a Gross External Area basis.

Rent
Upon application.

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 approximately £2,620 per annum.

Business Rates
Units 13 is listed on the Valuation Office Agency 2026 Rating List as having a Rateable Value of £68,000. Interested parties are, however, advised to make their own enquiries of Cambridge City Council on 01223 457000.

Tenure
The property is available by way of a new lease for a term to be agreed.

Legal Costs
Each party is responsible for their own legal costs.

EPCs
The property has an EPC rating of A 20

VAT
All figures are exclusive of VAT

VIEWING & FURTHER INFORMATION

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