

Unit 3 Kilmaine Close, Cambridge, CB4 2PH

Industrial / Trade Counter Unit / 6,292 sq ft



Summary

Description

The property is an end-of-terrace light industrial / warehouse unit constructed of half height brick/block with profile metal cladding above and has recently undergone a full refurbishment. The unit is very prominent, with good parking and loading provisions to the front. There is also an additional parking area along the side elevation for a further 6 cars. The terrace's elevations and roofs have been fully reclad with new steel profile cladding in the last 5 years.

Terms

Available by way of a direct lease with the landlord. Quoting rent available on application.

Additional Information

Business Rates

The Rateable Value of the property is £51,000. From 1 April 2026, rates are normally charged at £0.48 in the pound. However, interested parties are advised to make their own enquiries with Cambridge City Council.

Services

Mains drainage, water and electricity are available to the Property. Interested parties are however advised to make their own enquiries to the relevant service providers.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Rated C - 71. Certificate is available upon request.

Postcode

CB4 2PH

Specification Includes

- Fully refurbished
- 6.7m eaves height in warehouse
- 1 x level access loading door
- Metal clad roof incorporating translucent panels
- First floor offices with new electric heating
- WC's on ground floor
- LED lighting throughout
- Seperate yard & parking
- Potential for PV panels on roof

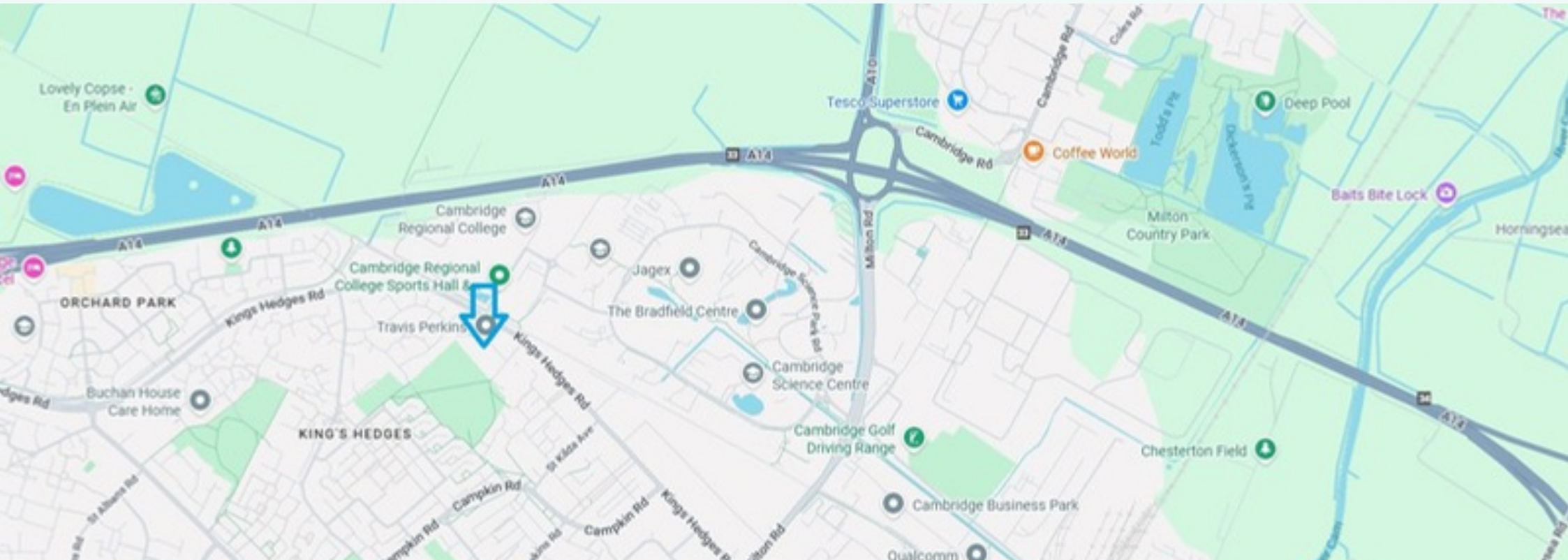


Location

The property is in a well-established commercial location located on the north side of the City of Cambridge, fronting both Kings Hedges Road and Kirkwood Road. The City centre is approximately 2.5 miles to the south and the world-renowned Cambridge Science Park is opposite the scheme.

The property is equidistant to J32 and J33 of the A14 (approximately 1 mile), providing rapid access both to the east along the A14 and the trunk roads further west, A428 & M11 motorway. Cambridge North railway station is within easy reach (1.5 miles) and Stansted Airport is within approximately 45 minutes' drive.

Tesco Express is located within a 5 minute walk of the property. Other occupiers on the estate include: Screwfix, Toolstation, Paintwell, City Plumbing Supplies, Travis Perkins, Parts Alliance and Bunzl Greenham.



Accommodation

GIA

Description	Sq Ft	Sq m
Ground Floor Warehouse	5,805	539.28
First Floor	487	45.24
Total	6,292	584.52



Gallery



Gallery



August 2026



*Get in touch with
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