



Unit 56, Clifton Road Industrial Estate, Clifton Road, Cambridge, CB1 7EB

To Let

4,605 sq ft

THE PREMIER TRADE/WAREHOUSE LOCATION IN CAMBRIDGE





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Summary

- Lease: New Lease

Further information

- [View details on our website](#)

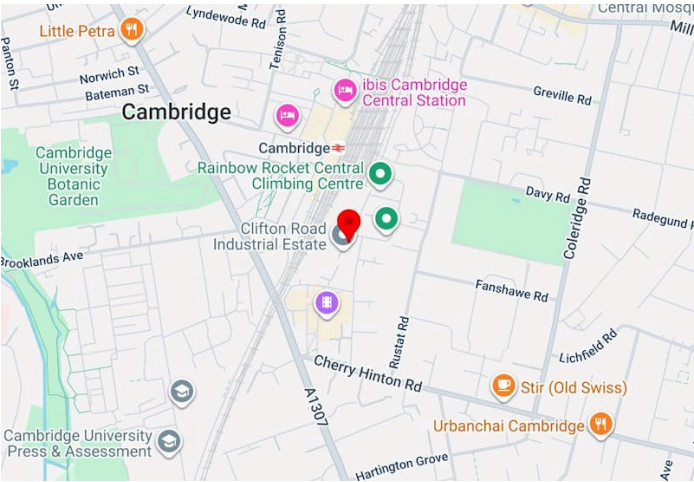
Contact & Viewings



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Joint Agents

Bidwells (Joint Agent)



Description

The property comprises a detached industrial/ warehouse unit with profile steel cladding and brick work to the lower elevations. The unit has recently undergone a full comprehensive refurbishment.

Location

Clifton Road Industrial Estate is strategically located within close proximity to central Cambridge, providing an unrivalled opportunity for occupiers to locate their business close to one of the UK's most desirable City Centres. Clifton Road Industrial Estate is highly regarded as the premier trade counter location in Cambridge, as demonstrated by the large number of established trade counter occupiers situated on the estate. Cambridge Railway Station is within easy walking distance and with the town centre less than a mile away, there is a wide range of facilities available.

Existing tenants: Howdens, Wolseley, Toolstation, Halfords Autocentre, Screwfix, Eurocell, Brewers, Hertz, Beggs and Partners and Edmundson Electrical.

Specifications

- Roller shutter door
- Allocated parking
- LED lighting within warehouse



Accommodation

Description	sq ft	sq m
Ground Floor	4,133	383.97
First Floor	471	43.76
Total	4,604	427.73

Terms

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

Service Charge

An estate service charge which covers the management and upkeep of the common areas of the estate.

Rates

Each tenant will be responsible for paying their own Business Rates.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All figures are exclusive of VAT