

To Let

Unit 29, Clifton Road Industrial Estate, Clifton Road, Cambridge, CB1 7ED

2,516 sq ft (233.74 sq m)

- Clear eaves height of 4.8m
- One level access roller shutter door
- Shared courtyard with 3/4 car parking spaces



To Be Refurbished

End Of Terrace Warehouse Unit

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.

Description

The property comprises an end of terrace industrial/warehouse unit constructed of a steel frame with profile steel cladding and brick work to the lower elevations, with a clear eaves height of 4.8m. The unit comprises of one level access roller shutter door granting access into the warehouse, ground and first floor office provision with kitchen and wc facilities. Occupiers have use of the shared forecourt with approximately 3/4 car parking spaces. The property will be available in a refurbished condition

Accommodation

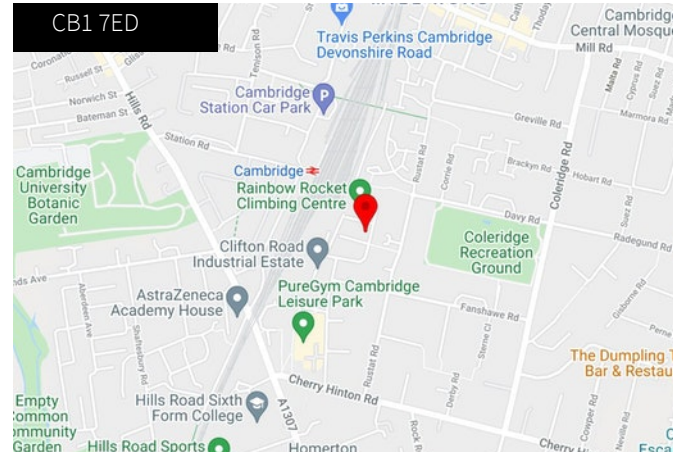
The accommodation comprises of the following GEA

Description	Sq ft	Sq m
Ground Floor	2,156	200.30
First Floor Offices	360	33.45
Total	2,516	233.74

Specification

The unit benefits from the following:

- Clear eaves height of 4.8m
- One level access roller shutter door
- First floor office with kitchen and WC facilities
- Shared courtyard with 3/4 car parking spaces



EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Business Rates

Upon Enquiry

Viewing & Further Information

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