

To Let

Unit 5, Coldhams Road Industrial Estate, Coldhams Road, Cambridge, CB1 3EW

3,792 sq ft (352.29 sq m)

- Recently refurbished
- Within 1.5 miles of Cambridge city centre
- Clear height of 4.8m
- Generous parking and loading area
- Nearby occupiers include Topps Tiles, Howdens, and Edmunson Electrical



Preliminary Details

Recently refurbished industrial/warehouse unit.

Location

The property is well located on the established trade/industrial estate of Coldham's Road Industrial Estate, to the east of Cambridge city centre, within 1.5 miles of the city centre. The estate is prominently located fronting on to Coldham's Lane providing quick access on to the A1134 Newmarket Road, a main arterial route to the city centre.

The property is circa 3 miles to Junction 34 of the A14 providing access to the region's arterial and motorway network.

As well as road connections Cambridge's railway station is within 2 miles and provides a direct train to London St Pancras with a journey time of 50 minutes for the fast service.

Accommodation

Name	Sq ft	Sq m	Availability
Unit - warehouse	3,792	352.29	Available

Specification

- To be refurbished
- Clear height of 4.8m
- Single level access loading door
- Generous parking and forecourt
- Nearby occupiers include Topps Tiles, Edmundson Electrical, Howdens, Tile Giant and Johnstones Decorating Centre.

Accommodation

We measured the premise on a GEA (Gross External Area) basis

Description | Sq ft | Sq m
Warehouse | 3,792 | 352.29

Property Information

Unit 5 is an end of terrace property forming part of a wider trade/industrial estate. Constructed of steel portal frame with elevations of profile metal cladding and breezeblock under a pitched roof. The property has one level access loading door and two pedestrian doors opening into a small office/trade counter element at the front of the property.

Service Charge

£2,313.51 per annum for the current service charge year

Business Rates

Upon Application



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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