



## TO LET: INDUSTRIAL/MID-TECH PREMISES

Unit 31b  
Clifton Road  
Cambridge  
CB1 7EB

185.61 sq m (1,998 sq ft)

- Modern business/workshop unit
- Four parking spaces available
- Situated on an established industrial trading park
- Benefits from planning consent for Use Class B2
- Unit 31c is also available to let with a GIA of 1,952 sq ft

## Location

The property is located on the established Clifton Road Industrial Estate, just off Cherry Hinton Road, approximately 1 mile south east of Cambridge City Centre and within walking distance of the railway station. The estate benefits from national trade counter companies such as Screwfix, Brewers and Toolstation. The Clifton Road Industrial Estate is prominently located within the City, in close proximity to Cambridge outer ring road, which in turn provides access to the M11 and A14.

## Description

The property comprises a modern two storey workshop unit providing a ground floor workshop with lobby and WC. The first floor provides a private office, kitchen and WC with shower.

The unit has a high quality specification and is accessed via an up and over shutter door. A forecourt provides loading and unloading facilities and four car parking spaces are available.

## Accommodation

The property has the following approximate gross internal floor areas:

	Sq M	Sq Ft
Ground Floor	125.02	1,346
First Floor	60.57	652
Total	185.61	1,998

## Planning

We understand that the property is suitable for uses within Classes B2. However, the unit would potentially be suitable for Light Industrial uses falling within Use Class E (g) (iii), subject to an incoming tenant obtaining the necessary planning consents. Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457200.

## Uniform Business Rates

The property currently forms part of a wider ratings assessment. It will need to be split and reassessed. For more information, please contact the agent.

## Service Charge

There is a service charge towards upkeep of the common areas of the estate.

## EPC

The property has an EPC rating of E (122)

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed, at a quoting rent of £40,000 per annum exclusive.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

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# CHEFFINS

