



To Let

THE PREMIER TRADE/WAREHOUSE LOCATION IN CAMBRIDGE

- Trade counter estate with mixed uses
- Central Cambridge location
- Close to railway station
- To be fully refurbished
- Incentive available
- Eaves height of 4.5m

Unit 46 Clifton Road Industrial Estate

Clifton Road, Cambridge, CB1 7EB

2,067 sq ft

192.03 sq m

Reference: #152508

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Summary

Available Size	2,067 sq ft / 192.03 sq m
Rateable Value	£40,750
Service Charge	N/A

EPC
EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The property comprises a mid terrace, fully refurbished industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof.

- To be refurbished
- Clear height of 4.5m
- Roller shutter
- Allocated car parking spaces with yard/loading area
- Male and female WCs
- Ground and first floor offices
- Kitchenette
- Strip lighting within warehouse

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.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,067	192.03	Available

Terms

On a new lease with terms to be agreed.

Accommodation

The property comprises the following GEA: 2,067 sq ft

Legal Costs

All parties to bear their own legal costs.

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