

TO BE FULLY REFURBISHED



UNIT 23 CORAL PARK TRADING ESATE,
HENLEY ROAD, CAMBRIDGE, CB1 3EA

TO LET | TRADE COUNTER / WAREHOUSE: 3,610 SQ FT (335.32 SQ M)



BIDWELLS

LOCATION

Coral Park Trading Estate is situated on Henley Road which is accessed off Coldhams Lane. It's an established trade park location and highly prominent being adjacent to both Cambridge Retail Park and the Beehive Shopping Centre. Other occupiers on the estate include: Halfords, Johnstone's Decorating Centre, Parcel Force & Wolseley, with a host of national retailers in close proximity.

The estate is easily accessible from Cambridge city centre and is approximately 2 miles from the A14. The central Cambridge railway station is located just 1.5 miles south of the estate, providing good links to London (48 minutes to London Kings Cross) and other National Rail services.



SUMMARY



Description

The property is highly prominent onto Coldhams Lane and comprises an end-terrace unit of steel portal frame construction, brick/block elevations and profiled sheet metal cladding above.

The premises benefits from translucent roof panels, an eaves height of approximately 6 meters and an electric roller shutter door measuring 5.14m high and 3.5m wide. Following a full refurbishment, the unit will benefit from ground floor offices and male and female WCs.

Additional information

Business Rates

The Rateable Value for the property is £48,750. For the year commencing 1 April 2023, rates payable are normally charged at 51.2p in the pound. All interested parties are, however, advised to make their own enquiries directly with Cambridge City Council on 01223 457 000.

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

Legal costs

All parties to bear their own legal costs incurred in any transaction.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating of 46 B. Certificate available upon request.

Postcode

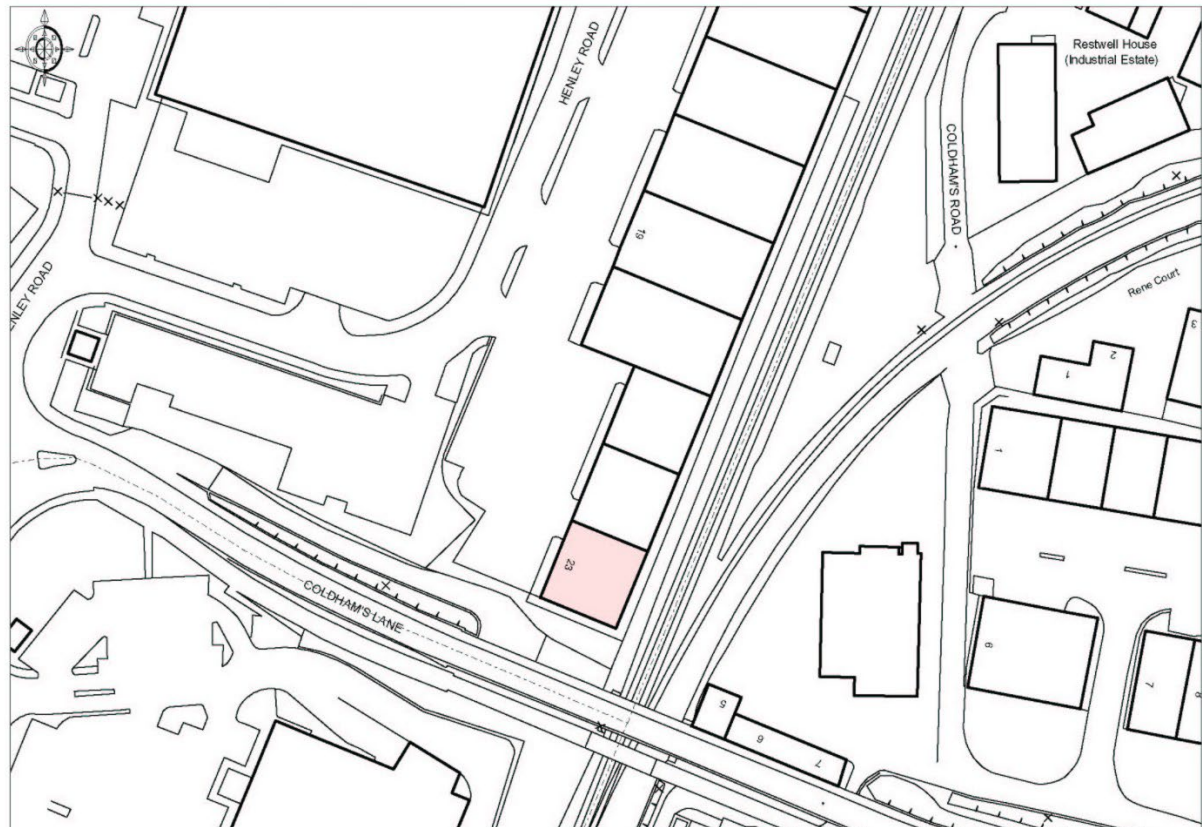
CB1 3EA

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq ft	Sq m
Ground Floor Warehouse, Offices & WCs	3,610	335.32

Unit 23, Coral Park Trading Estate, Coldhams Lane, Cambridge



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GALLERY



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Enquiries

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