

TO LET:
UNITS 32, 39 & 40
CLIFTON ROAD INDUSTRIAL
ESTATE, CAMBRIDGE,
CB1 7EB

Clifton Road Industrial Estate



FEATURES

- Trade counter estate with mixed uses
- Central Cambridge location
- Close to railway station
- Incentive available
- Eaves height of 4.8m

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 the Cambridge outer ring road, which also provides access to the M11 and the A14.

DESCRIPTION

The property comprises a detached industrial/ warehouse unit with profile steel cladding and brick work to the lower elevations.

- Eaves height of 4.8m
- 3 electric roller shutter doors
- Generous parking with yard/ loading area to rear and front of the property
- LED lighting throughout



ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor	601 sq m / 6,469 sq ft	
First Floor Office	81 sq m / 872 sq ft	
		682 sq m / 7,341 sq ft

*Measured on a Gross External Area basis.



Rent

Upon application.



Tenure

The units are available by way of a new lease for a term to be agreed.



Service Charge

Each unit has an estate service charge which covers the management and upkeep of the common areas of the estate. The current service charge for this property is £4,851.43 per annum.



Legal Costs

Each party is responsible for their own legal costs.



EPCs

The property is currently under refurbishment and is likely to be subject to change post-refurbishment. .



Rates

Units 32, 39 & 40 is listed on the Valuation Office Agency 2023 Rating List as having a Rateable Value of £51,840. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.



VAT

All figures are exclusive of VAT

VIEWING & FURTHER INFORMATION

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