



## Unit 11A Nuffield Road, Cambridge, CB4 1TF

Light Industrial / Warehouse Unit

To Let | 1,955 SQ FT (181.58 SQ M)





## Summary



### Description

The property comprises a mid-terraced concrete-framed light industrial unit with brick/block elevations under a pitched roof. It is situated to the rear of Unit 11, with vehicular and pedestrian access available from Nuffield Road.

### Specification includes:

- Eaves height of approximately 3.3m;
- Strip fluorescent lighting;
- Single WC;
- Double-glazed entrance doors;
- 6 parking spaces.

### Terms

The property is available by way of a new direct lease with the landlord.

Quoting rent: £27,500 per annum exclusive.

### Additional information

#### Business Rates

The Rateable Value for the property is £17,000. For business rates information, applicants should enquire directly with Cambridgeshire City Council: [www.cambridge.gov.uk](http://www.cambridge.gov.uk)

For the year commencing 1 April 2025, rates payable are normally charged at 55.5p in the pound.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

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

#### EPC

116 E. Certificate available upon request.

#### Postcode

CB4 1TF

#### Viewings

For further information or to arrange a viewing, please contact the agents.

## Accommodation

The property provides the following approximate accommodation measured on a Gross Internal Area basis, in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Ground floor warehouse and ancillary	181.58	1,955



## Location

Nuffield Road industrial estate is located to the north of Cambridge city centre, just off the main route of Milton Road which provides easy access onto the A14. This is an established commercial location immediately adjacent to Cambridge Business Park and close to the Cambridge Science Park, St Johns Innovation Park and the Cowley Road Industrial area.

Nuffield Road is situated in an area that is to see significant re-development following the completion of Cambridge North railway station. The Guided Busway provides good access from the property to Cambridge North Station as well as to the city centre.

Companies located nearby include: Huws Gray, Howdens Joinery, META, Gripfixings, COEL and RP Fitness.





## Gallery



## Enquiries

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