



**UNIT 1, TRINITY HALL FARM INDUSTRIAL ESTATE  
NUFFIELD ROAD, CAMBRIDGE, CB4 1TG**

**TO LET | INDUSTRIAL / WAREHOUSE UNIT**

  
**BIDWELLS**

## LOCATION

Trinity Hall Farm Industrial Estate is situated to the North East of Cambridge City Centre, immediately adjacent to Cambridge Business Park and close to both Cambridge Science Park and St John's Innovation Centre. The units benefit from frontage to Milton Road, a main arterial route into Cambridge, and are c. 0.5 miles away from the A14 dual carriageway, which gives direct access to the M11.

## ACCOMMODATION

Description	Sq ft	Sq m	Parking
Unit 1	3,577	332.34	6 spaces

The unit comprises a ground floor space with an accompanying first floor office and mezzanine floor. Approximate areas are as follows:

GF: 2,451 sqft (227.71 sqm)

FF Office and Mezzanine: 1,126 sqft (104.63 sqm)



## SUMMARY

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### Description

The property is an industrial / warehouse of steel portal frame constructed with metal clad elevations and roof. The unit benefits from offices, WCs, a warm air blower, a roller shutter loading door and car parking. The unit is also appropriate for storage purposes.

### Specification includes:

- Adjacent to Cambridge Business Park
- Close to A14 with direct access to M11
- Flexible leases available with parking

### Additional information

#### Terms

Units are available on flexible lease terms.  
Quoting rent available on application.

### Additional information

#### Rates

For business rates information, applicants should enquire directly with Cambridge City Council on 01223 457705. For the year commencing 1 April 2024, rates payable are normally charged at 54.6p in the pound.

The rateable value for the property as of the 1<sup>st</sup> April 2023 valuation is £27,250.

#### 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

Available upon request.

#### Postcode

CB4 1TG

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## GALLERY

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## GALLERY

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## Enquiries

### Rory Banks

01223 559163

Rory.banks@bidwells.co.uk

### Matt Hallam

07442 634355

Matt.hallam@bidwells.co.uk

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