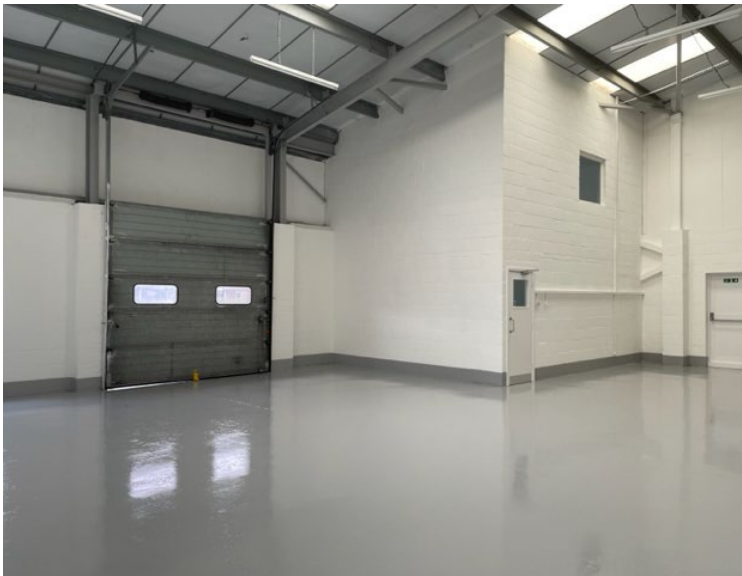


TO LET:  
UNIT 46 CLIFTON ROAD  
INDUSTRIAL ESTATE,  
CAMBRIDGE, CB1 7ED

# Clifton Road Industrial Estate



## FEATURES

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

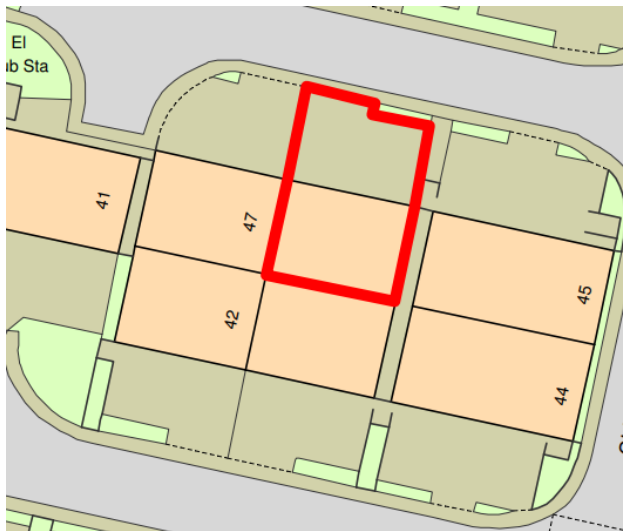
## LOCATION

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 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.

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



## ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor (incl. office)	164.74 sq m / 1,773 sq ft	
First Floor Office	30.67 sq m / 330 sq ft	
		<b>195.41 sq m / 2,104 sq ft</b>

\*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 £1,223.25 per annum.



### Legal Costs

Each party is responsible for their own legal costs.



### EPCs

The property has an EPC rating of 107 E, but this is likely to be subject to change post-refurbishment.



### Rates

Units 46 is listed on the Valuation Office Agency 2023 Rating List as having a Rateable Value of £40,750. Taking one of the units in isolation will mean a revaluation by the rating authority to reassess liability will be necessary. 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

JAMES SAXBY, JLL

07801 667692

James.Saxby@jll.com

NICHOLAS PETERS, JLL

07842 301 063

Nicholas.Peters@jll.com

RORY BANKS, BIDWELLS

07976 832083

Rory.Banks@bidwells.co.uk

WALTER SCOTT, BIDWELLS

07918 081533

Walter.Scott@bidwells.co.uk