



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

TO LET | INDUSTRIAL / WAREHOUSE UNITS



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 A	1,575	146.32	7



SUMMARY



Description

The property is an industrial / warehouse of concrete portal frame constructed with metal clad elevations. The unit benefits from WCs, a kitchenette, office, meeting / board room 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.

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

01223 841 841
bidwells.co.uk


BIDWELLS

GALLERY



01223 841 841
bidwells.co.uk



Enquiries

Rory Banks

01223 559163

Rory.banks@bidwells.co.uk

Matt Hallam

07442 634355

Matt.hallam@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.