



Units 3 & 4 Nuffield Close, Nuffield Road Industrial Estate, Cambridge
CB4 1SS



BTG
Eddisons

UNITS 3 & 4 NUFFIELD CLOSE

NUFFIELD ROAD INDUSTRIAL ESTATE, CAMBRIDGE, CB4 1SS



Agreement

To Let



Detail

Industrial/Trade Counter



Rent

£88,500 pax



Size

585 sq m (6,300 sq ft)



Location

Cambridge, CB4 1SS



Property ID

#TBC

For Viewing & All Other Enquiries Please Contact:



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Director

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JOE BERRY
Surveyor

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Property

End terrace industrial / trade counter unit opposite Howdens on established trade park. Formerly two units which have been connected providing good sized warehouse with first floor offices. The property benefits from three roller shutter doors, 5.4m eaves height, kitchen and WCs. There is a large forecourt with additional fenced yard area to rear with gated access and roller shutter door to unit.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor Warehouse	543	5,850
First Floor Offices	42	450
Total	585	6,300

Energy Performance Certificate

Rating: D78

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for light industrial, general industrial, storage and ancillary trade counter, retail and showroom uses within Classes E, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Cambridge Council
Description: Workshop and Premises
Rateable Value: £71,500 (from 1st April 2026)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£88,500 per annum exclusive

VAT

We understand that VAT is payable on the rent.

Service charge

A service charge will be payable, this is currently at £2,311.56 per annum.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

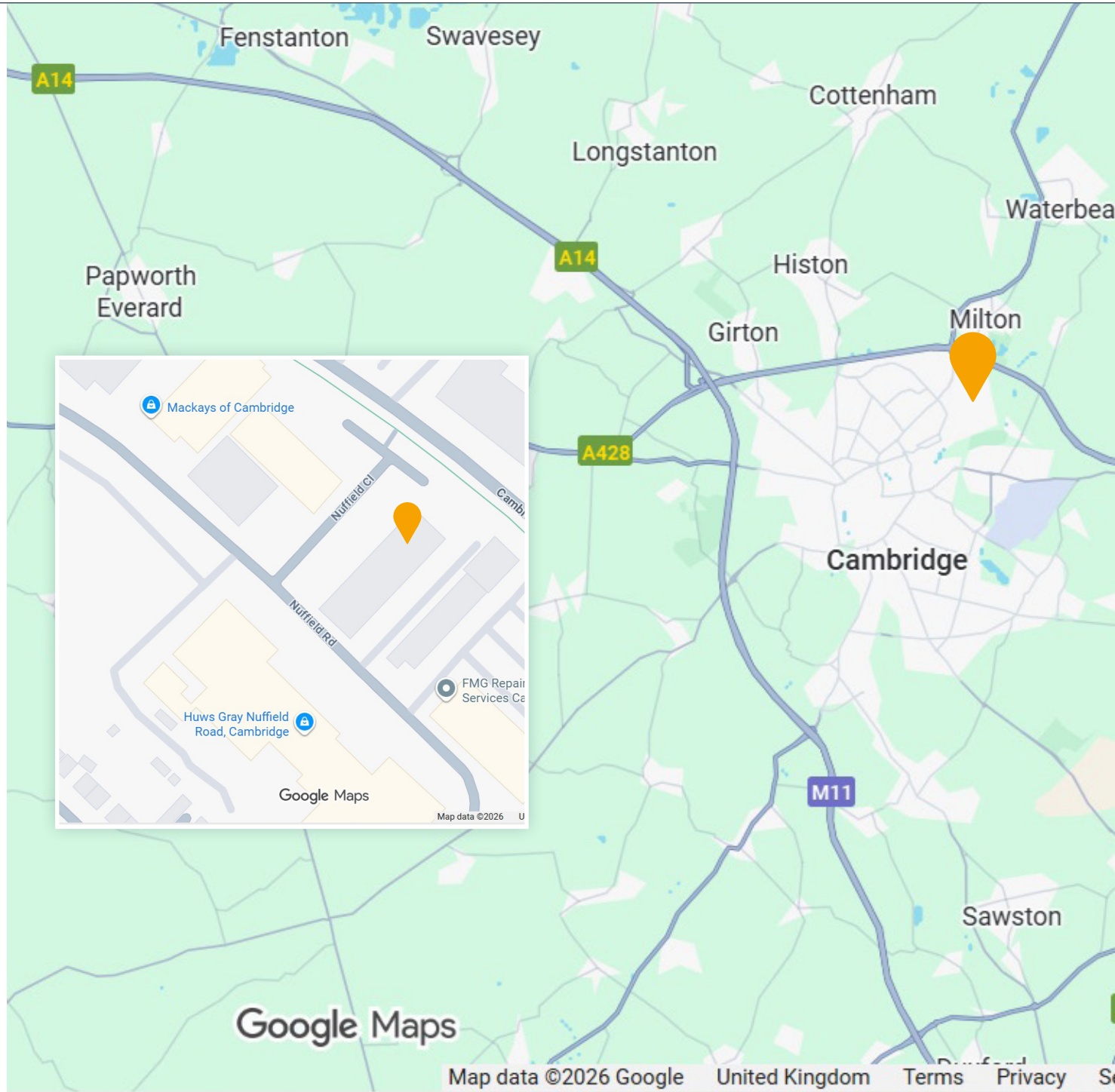
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Nuffield Road industrial estate is well located to the north of Cambridge city centre, close to Cambridge Business Park, Cambridge Science Park, St Johns innovation Park and the Cowley Road Industrial area. Transport connections are excellent with easy access to the A14 (junction 33), and within a short walk from Cambridge North train station.

The Guided Busway provides good access from the property to the city centre. Companies located on the estate include, Howdens Joinery, Huws Gray, Mackays, Gripfixings, COEL and RP Fitness.





Google Maps

