



Unit 22 Clifton Road Industrial Estate, Cambridge  
CB1 7EB

821.1240090

# UNIT 22 CLIFTON ROAD INDUSTRIAL ESTATE

CAMBRIDGE CB1 7EB



## Agreement

To Let



## Detail

Industrial/Trade Counter



## Rent/Price

£72,660 pa



## Size

319 sq m (3,438 sq ft)



## Location

Cambridge, CB1 7EB



## Property ID

821.1240090

**For Viewing & All Other Enquiries Please Contact:**



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## Property

Prominent end terrace industrial / trade counter unit on Cambridge's premier trade park close to the train station and city centre.

The property benefits from the following features:

- Trade counter / reception
- First floor office
- Warehouse with 4.6m eaves height
- Separate workshop
- Mezzanine over workshop and in warehouse
- Roller shutter door
- 3-phase power
- Large forecourt
- Rear external storage area

## Energy Performance Certificate

Rating: C-73

## 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.

## Accommodation

We understand the property has the following approximate gross internal floor area (GIA).

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	291.50	3,138
First Floor Office	27.89	300
<b>Total (excl mezz)</b>	<b>319.39</b>	<b>3,438</b>
Mezzanine Over Workshop	25.70	277
Mezzanine in Warehouse	108.22	1,165

## Rates

**Charging Authority:** Cambridge Council  
**Description:** Warehouse and Premises  
**Rateable value:** £57,000

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 Full Repairing and Insuring lease, for a term to be agreed.

## Rent/Price

£72,660 per annum exclusive

## Service Charge

There is a service / estate charge which is currently £2,299.40 pa + VAT.

## VAT

We understand that VAT is payable on the rent.

## Legal Costs

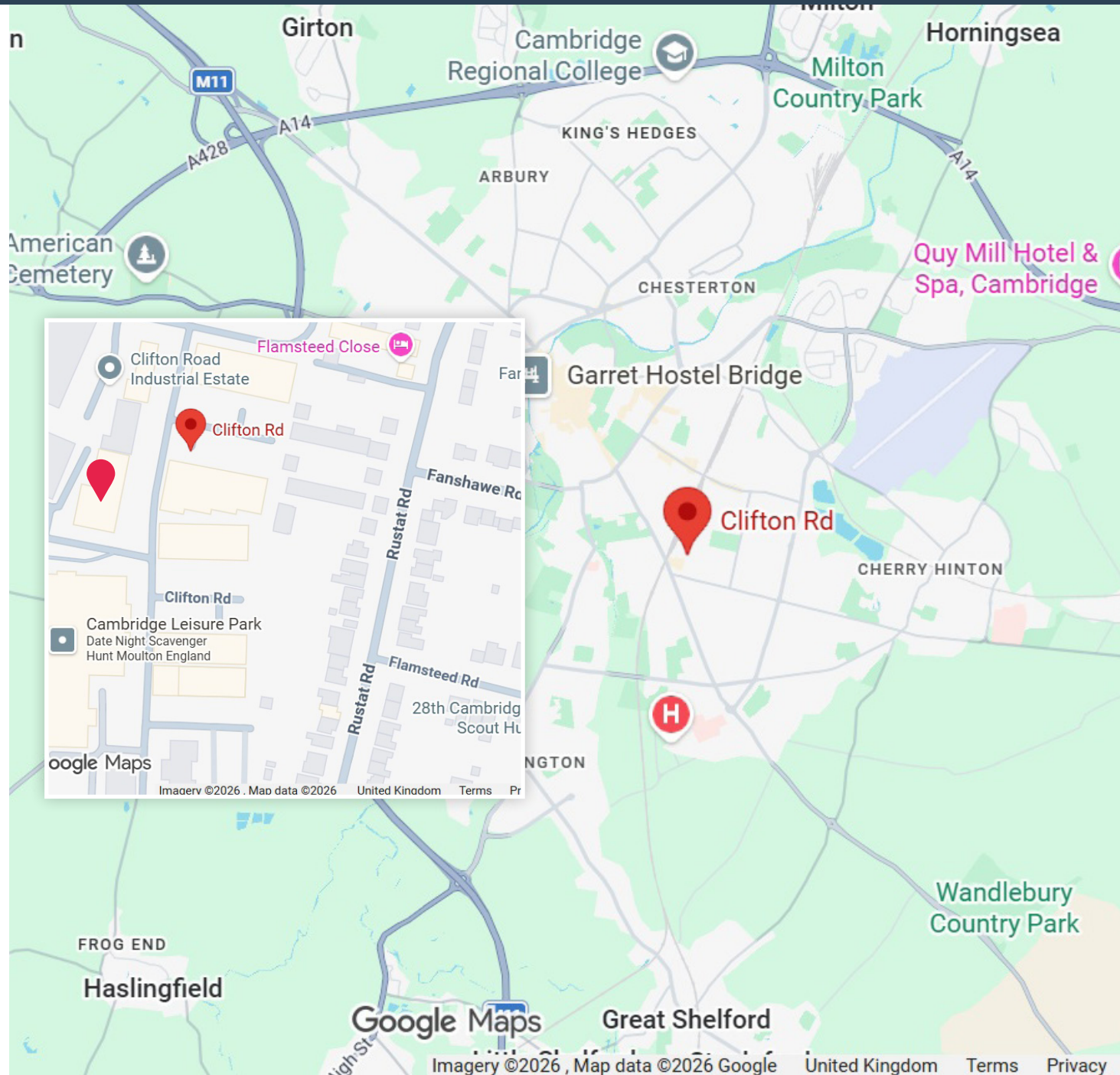
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## 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

The property is located on the established Clifton Road Industrial Estate, around 1 mile south east of Cambridge City Centre. The estate is well located within close proximity to Cambridge's central train station and the city's outer ring road, which provides access to the M11 and A14.





Google Maps

