



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

TO LET | INDUSTRIAL / WAREHOUSE UNITS



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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.



SUMMARY



Description

The properties are concrete portal frame constructed industrial/warehouse units with metal clad elevations. Each unit benefits from WCs, a kitchenette, roller shutter loading door and car parking.

A variety of unit sizes are currently available, ranging from approximately 100 sq ft - 3,000 sq ft. Units can also come with dedicated car parking spaces.

Specification includes:

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

Additional information

Terms

Units are available on flexible leases to meet the requirements of your business. Quoting rent available on application.

Rates

For business rates information, applicants should enquire directly with Cambridge City Council on 01223 457705. For the year commencing 1 April 2021, rates payable are normally charged at 51.2p 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

ACCOMMODATION

Description	Sq ft	Sq m	Parking	Availability
Unit D	2,402	223.15	8 spaces	Available
Unit E	1,160	107.76	4 spaces	Let
Unit F	1,140	105.91	4 spaces	Let
Unit G	1,140	105.91	4 spaces	Let
Unit H	1,137	105.63	4 spaces	Let
Unit J	2,397	222.68	8 spaces	Let
TOTAL	9,376	871.03	32 spaces	

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GALLERY

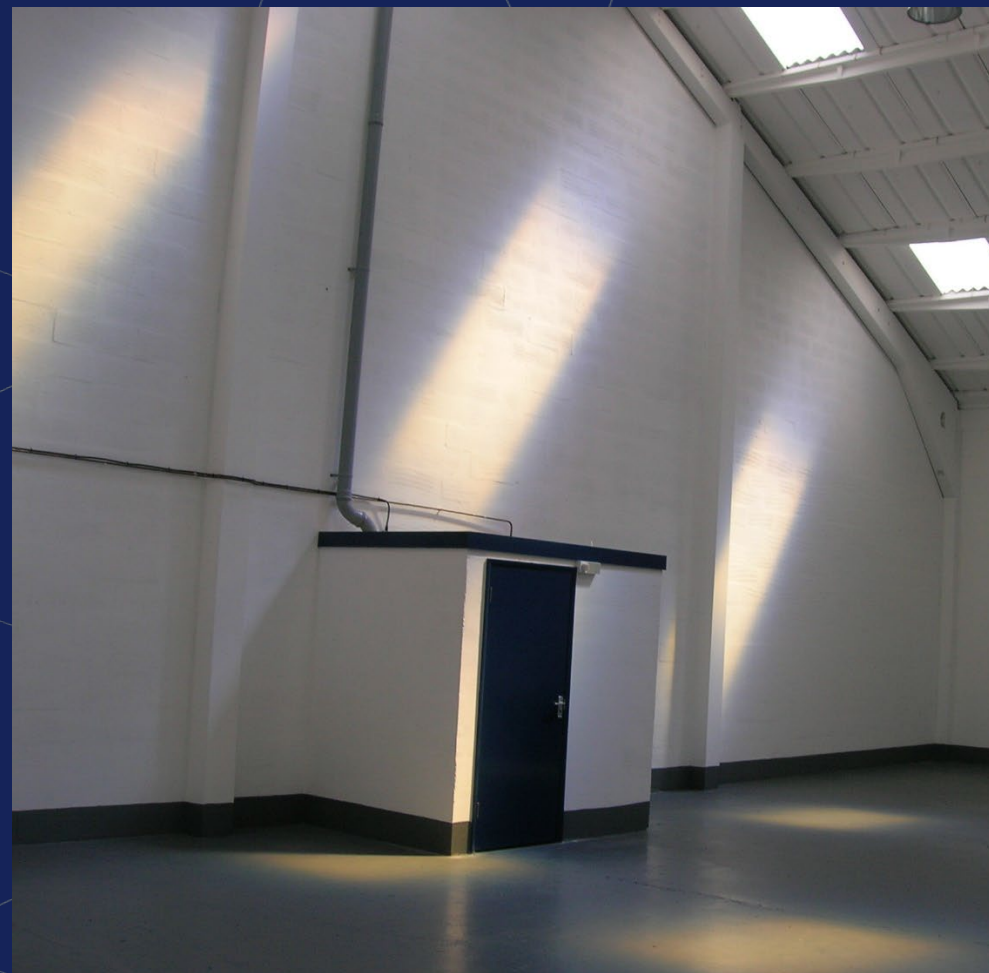


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GALLERY



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