



**In Brief**

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

Light industrial / Warehouse units

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

### 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.

### 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.

### Terms

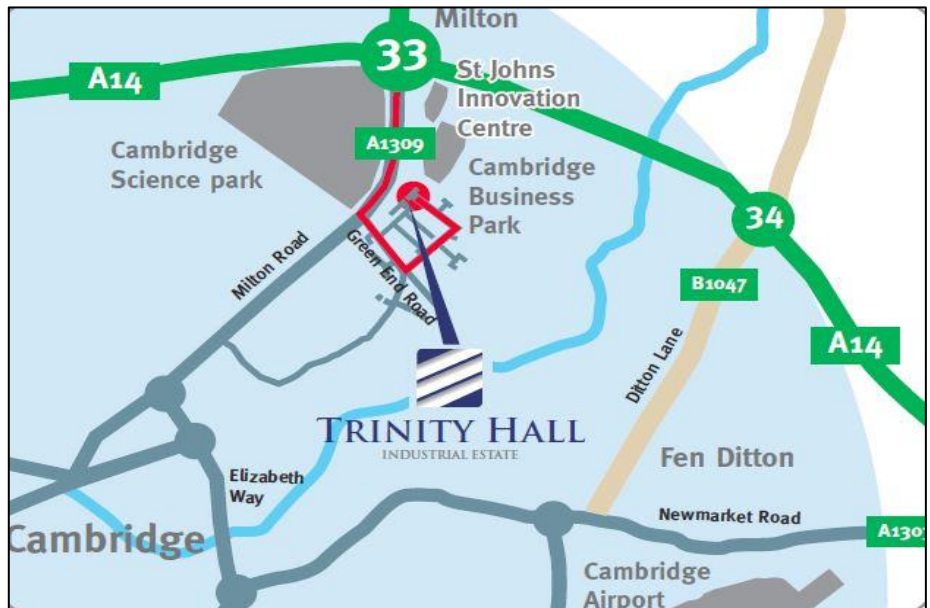
Units are available on flexible leases to meet the requirements of your business.

### 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.



### Accommodation

The approximate gross internal floor areas are as follows:

UNIT	AREA (SQ M)	AREA (SQ FT)	PARKING
Unit D	223.15	2,402	8 spaces
Unit E	107.76	1,160	4 spaces
Unit F	105.91	1,140	4 spaces
Unit G	105.91	1,140	4 spaces
Unit H	105.63	1,137	4 spaces
Unit J	222.68	2,397	8 spaces
<b>TOTAL</b>	<b>871.03</b>	<b>9,376</b>	<b>32 Spaces</b>

### Additional Information

#### Value Added Tax

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request.

#### Postcode

CB4 1TG

#### Further information

For further information or to arrange a viewing, please contact the agents:

Rory Banks  
Tel: 07976832083  
Email: [rory.banks@bidwells.co.uk](mailto:rory.banks@bidwells.co.uk)

Jack Vestey  
Tel: 07971 770409  
Email: [jack.vestey@bidwells.co.uk](mailto:jack.vestey@bidwells.co.uk)

Walter Scott  
Tel: 07918081533  
Email: [walter.scott@bidwells.co.uk](mailto:walter.scott@bidwells.co.uk)

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