



**UNIT 10B NUFFIELD ROAD,
CAMBRIDGE, CB4 1TF**

TO LET | STORAGE / WORKSHOP: 3,756 SQ FT (349 SQ M)



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LOCATION

Nuffield Road industrial area is located to the north of Cambridge city centre, just off the main route of Milton Road which provides excellent access to the A14. It is an established commercial location in very close proximity to Cambridge Business Park, Cambridge Science Park, St Johns Innovation Park and the Cowley Road Industrial area.

The area as a whole has seen significant investment and redevelopment following the completion of Cambridge North railway station.

Local occupiers include: Huws Gray Ridgeons, Howdens Joinery, CTD Tiles and COEL.



SUMMARY



Description

The property comprises a semi-detached steel-framed light industrial unit with profiled metal clad elevations and roof. It is situated to the rear of the adjacent unit, with vehicular and pedestrian access available from Nuffield Road.

Specification includes:

- Eaves height of approximately 4.5m;
- Roller shutter loading door;
- Power & LED Lighting;
- Roof lights;
- External loading canopy;
- Small external yard.

Please note that the unit does not have a WC or mains water.

The property was previously used as a storage unit with an element of manufacturing.

Terms

Available by way of a direct lease with the landlord.

Quoting rent: £22,000 per annum inclusive of Business Rates.

Additional information

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

B. Certificate available upon request.

Postcode

CB4 1TF

Viewings

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

ACCOMMODATION

The property provides the following approximate accommodation measured on a gross internal area basis, in accordance with the RICS Code of Measuring Practice:

Description	Sq ft	Sq m
Ground floor warehouse	3,756	349



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GALLERY



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Enquiries

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