

# Beadle Trading Estate Cambridge

Available to Let  
Warehouse  
17,102 sq ft ( 1,589 sq m )



Secure yard



Ground level loading to rear



5.3m clear internal height



Ground and first floor office



City centre location

# Beadle Trading Estate

Ditton Walk Cambridge CB5 8PD



## Description

The subject premises is semi-detached warehouse of steel portal frame construction with brickwork and profile metal sheet cladding to elevations. The premises benefits from first floor offices, WC facilities and an internal eaves height of approximately 5.3m.

## Location

Beadle Industrial Estate is situated off the A1303, one of the main routes into Cambridge, approximately 1 mile from the city centre. The A14 provides access to the Midlands and East Coast Ports, as well as the M11 and M25 for Stansted Airport and London. The property is 1 mile from Cambridge North Station which connects to London King Cross (1hr).

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Units B&C	Warehouse	17,102	1,589	Immediately
<b>Total</b>		<b>17,102</b>	<b>1,589</b>	

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