

THE LARGEST TRADE/WAREHOUSE SCHEME WITHIN CAMBRIDGE
CLIFTON ROAD, CAMBRIDGE CB1 7ED

CLIFTON ROAD

INDUSTRIAL
ESTATE



Cambridge City Centre

Cambridge Train Station

Station Square

CLIFTON ROAD

Cambridge Leisure Park

London Rail Terminals (circa 50 mins)

Hills Road

Cherry Hinton Road



CLIFTON ROAD
Industrial Estate

LOCATION

Clifton Road Industrial Estate is strategically located within close proximity to central Cambridge, providing an unrivalled opportunity for occupiers to locate their business close to one of the UK's most desirable City Centres. Clifton Road Industrial Estate is highly regarded as the premier trade counter location in Cambridge, as demonstrated by the large number of established trade counter occupiers situated on the estate. Cambridge Railway Station is within easy walking distance and with the town centre less than a mile away, there is a wide range of facilities available.

By car

A14 (J35)	3.5 miles
A11	7 miles
M11 (J12)	3.5 miles
M25	40 miles

By train

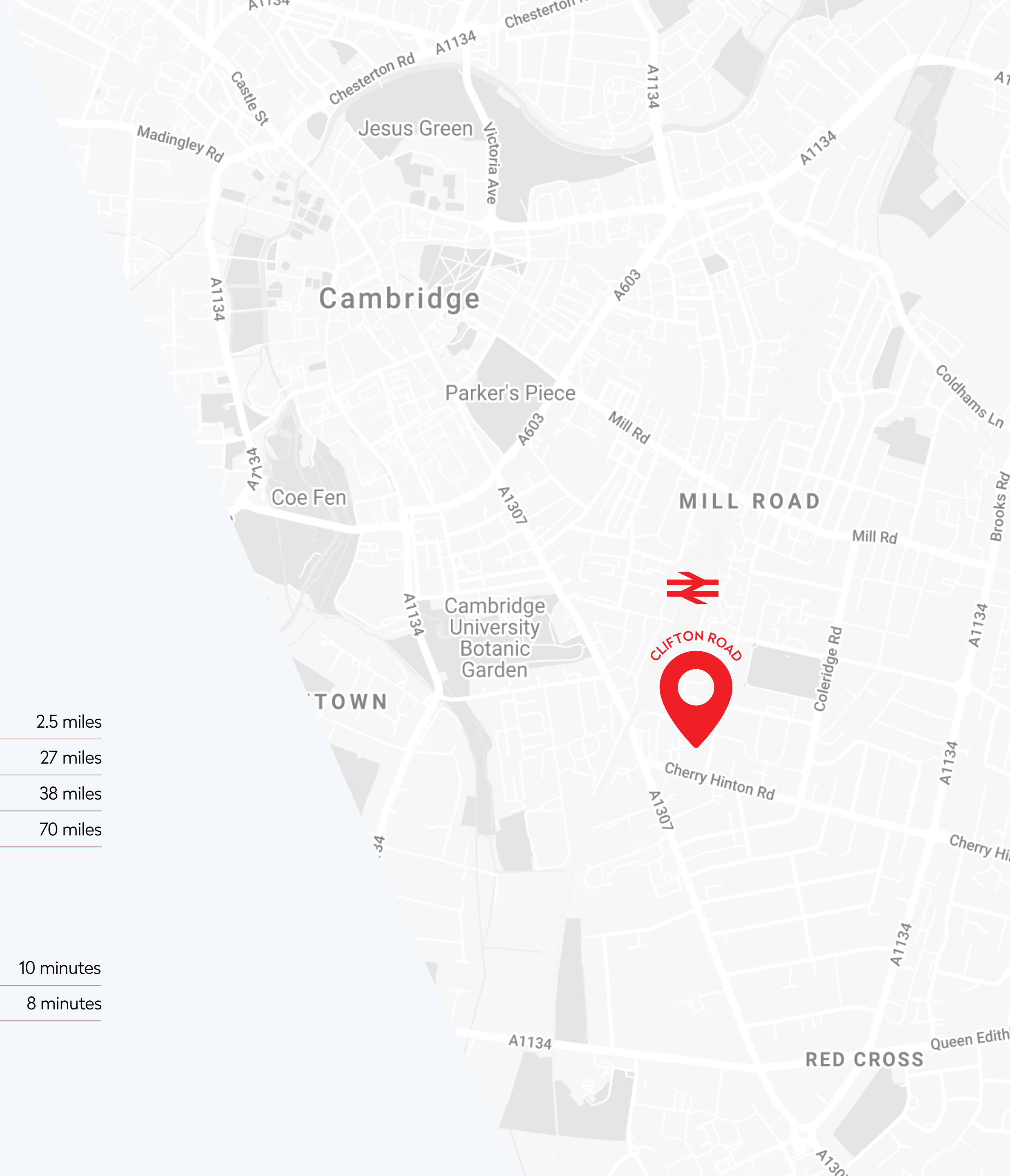
Cambridge Train Station	1 mile
Cambridge North Station Centre	5.5 miles

By plane

Cambridge Airport	2.5 miles
London Stansted	27 miles
London Luton	38 miles
London Heathrow	70 miles

Walking

Cambridge Train Station	10 minutes
Cambridge City Centre	8 minutes



DESCRIPTION

Clifton Road Industrial Estate comprises a 52 unit multi-let industrial estate. Arranged across several terraces, the estate provides refurbished units ranging in size from 1,789 sq ft up to 9,200 sq ft that are suitable for a wide range of businesses. The larger units are located on the southern side of the estate, closest to Cherry Hinton Road. Towards the northern end of the estate the smaller units house a variety of occupiers, highlighting the flexible nature of the units available.

The properties comprise industrial units of steel portal frame with part brick/ block elevations to half height and profile steel cladding above and to the roof. The pitched roofs contain roof lights with a minimum eaves height of 5.2m. Each property has one level access roller shutter loading door, ground floor office/ trade counter provision, WCs, kitchenettes and pedestrian access. Externally the units benefit from generous designated car parking and loading areas.



Existing Tenants





halfords

autocentre
MOT | service | repairs

MOT | brakes | tyres

TOOLSTATION

19

20

halfordsautocentres.com
01223 249608
reception



OPEN TO ALL
7 DAYS A WEEK

20% OFF
CAR
SERVICING

CLIFTON ROAD
INDUSTRIAL ESTATE

- 10) Windows
- 15) Cambridge 196
- 15) Vehicle History
- 15) Wash & Wax
- 15) Tyres
- 20) Tyres
- 20) Wash and Wax

33

FIRE EXIT
KEEP CLEAR

CLIFTON ROAD
Industrial Estate

FURTHER INFORMATION



Rent

Available upon request.



Service Charge

Each unit has an estate service charge which covers the management and upkeep of the common areas of the estate. More details available upon request.



Rates

Each tenant will be responsible for paying their own Business Rates.



Tenure

The units are available by way of a new lease for a term to be agreed.



Legal Costs

All parties to bear their own legal costs.



EPCs

Available upon request.



VIEWING & FURTHER
INFORMATION

CLIFTON ROAD

INDUSTRIAL
ESTATE

VISIT OUR WEBSITE
WWW.CLIFTON-ROAD-CAMBRIDGE.CO.UK

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