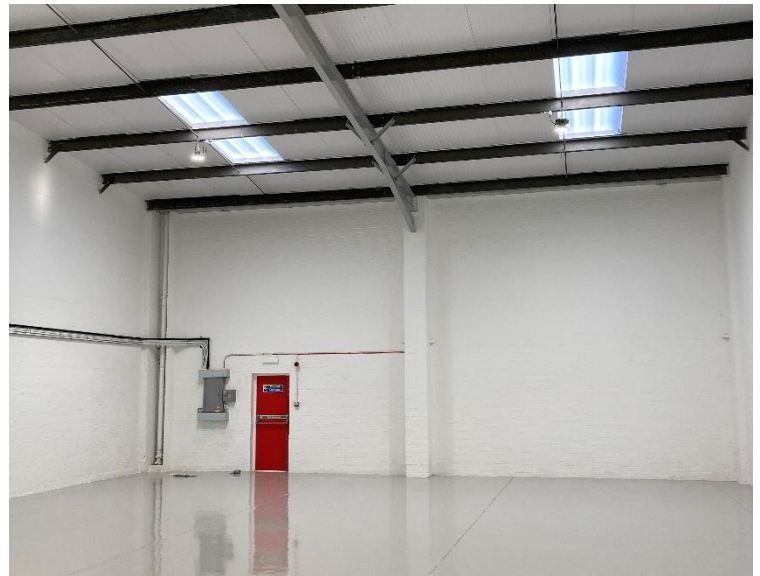


TO LET:
UNIT 2 COLDHAMS ROAD
INDUSTRIAL ESTATE,
CAMBRIDGE, CB1 3EW

Coldhams Road Industrial Estate



FEATURES

- Fully refurbished
- Excellent trade location
- Flexible for a range of uses
- Town-Centre location
- Can be taken alone or together with Unit 2
- Howdens, Edmundson Electrical and Topps Tiles

LOCATION

The property is situated on Coldham's Road Industrial Estate, just 1.5 miles east of Cambridge city centre in the principal commercial and industrial destination within Cambridge.

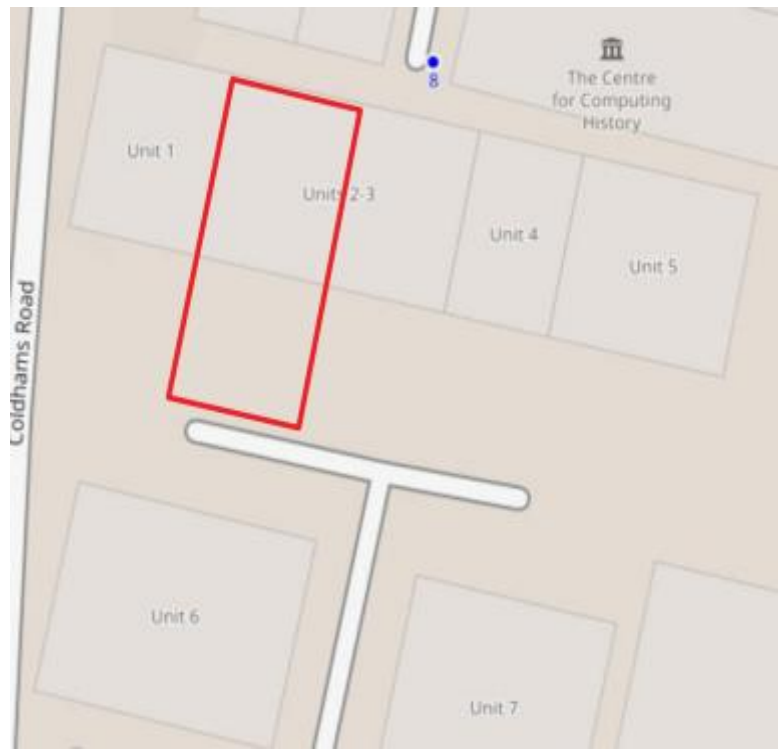
The estate has excellent road and transport links due to its proximity to the A14 dual carriageway located circa three miles to the north, connecting with the M11 (Junction 14) and providing access to the region's motorway network.

DESCRIPTION

The property comprises a mid terrace industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof.

The property consists of the following refurbished specification;

- New electric roller shutter door
- New windows and doors
- Generous loading and dedicated parking forecourt
- Male and female WC's
- Ground and first floor offices
- LED lighting throughout



ACCOMMODATION

The property comprises the following accommodation;

Floor	Sq m / Sq ft	Total
Ground Floor	227.61 sq m / 2,450 sq ft	227.61 sq m / 2,450 sq ft
First Floor	18.27 sq m / 197 sq ft	18.27 sq m / 197 sq ft
		245.88 sq m / 2,648 sq ft

*Measured on a Gross External Area basis.



Rent

Upon application.



Service Charge

Each unit has an estate service charge which covers the management and upkeep of the common areas of the estate. The current service charge for this property is £3,959.58 per annum.



Rates

Units 2&3 are listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £47,250. Taking one of the units in isolation will mean a revaluation by the rating authority to reassess liability will be necessary. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.



Tenure

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



Legal Costs

Each party is responsible for their own legal costs.



EPCs

The property has an EPC rating of 97 D, but this is likely to be subject to change post-refurbishment.



VAT

All figures are exclusive of VAT

VIEWING & FURTHER INFORMATION

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