

PROMINENT CITY CENTRE TRADE & WAREHOUSE SCHEME
COLDHAM'S ROAD, CAMBRIDGE CB1 3EW

COLDHAM'S ROAD

INDUSTRIAL
ESTATE





COLDHAM'S ROAD
Industrial Estate

LOCATION

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

The estate is prominently situated fronting onto Coldham's Road, providing quick access onto the A1134 Newmarket Road, a main arterial route to the city centre. The estate has excellent road and transport links due to its proximity to the A14 dual carriageway located approximately three miles to the north, connecting with the M11 (Junction 14) and providing access to the region's motorway network.

The estate's strategic location has established a strong reputation in the industrial and trade market and has attracted a number of significant trade operators including Howdens, Topps Tiles and Edmundson Electrical. Cambridge Railway station is within easy walking distance and there is a wide range of facilities within close proximity with the Beehive Centre and Cambridge Retail Park located less than 250 metres away.

By car

Cambridge City Centre	1.5 miles
A14 (J35)	4 miles
A11	7 miles
M11 (J12)	4 miles
M25	41 miles
London	60 miles

By plane

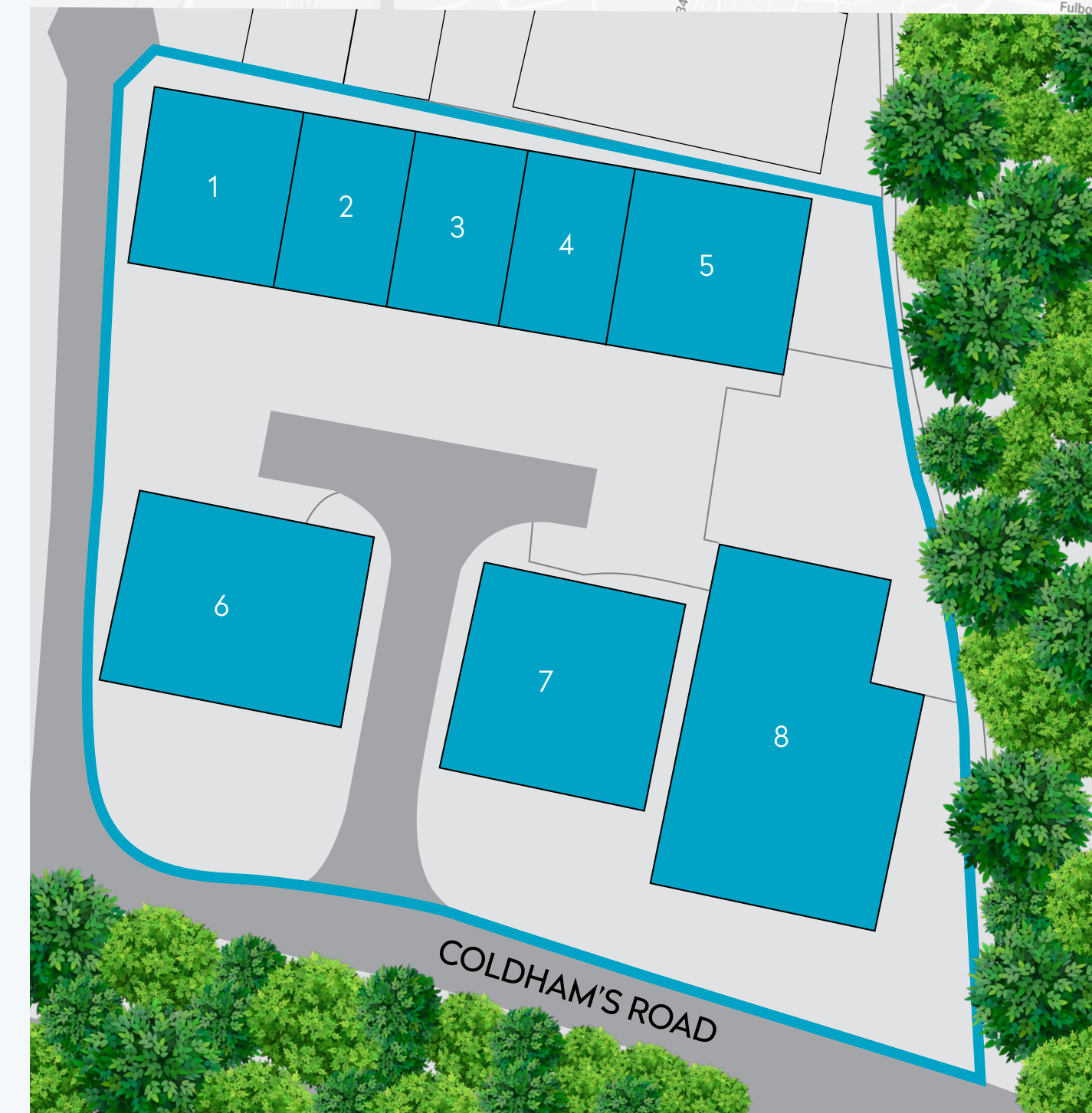
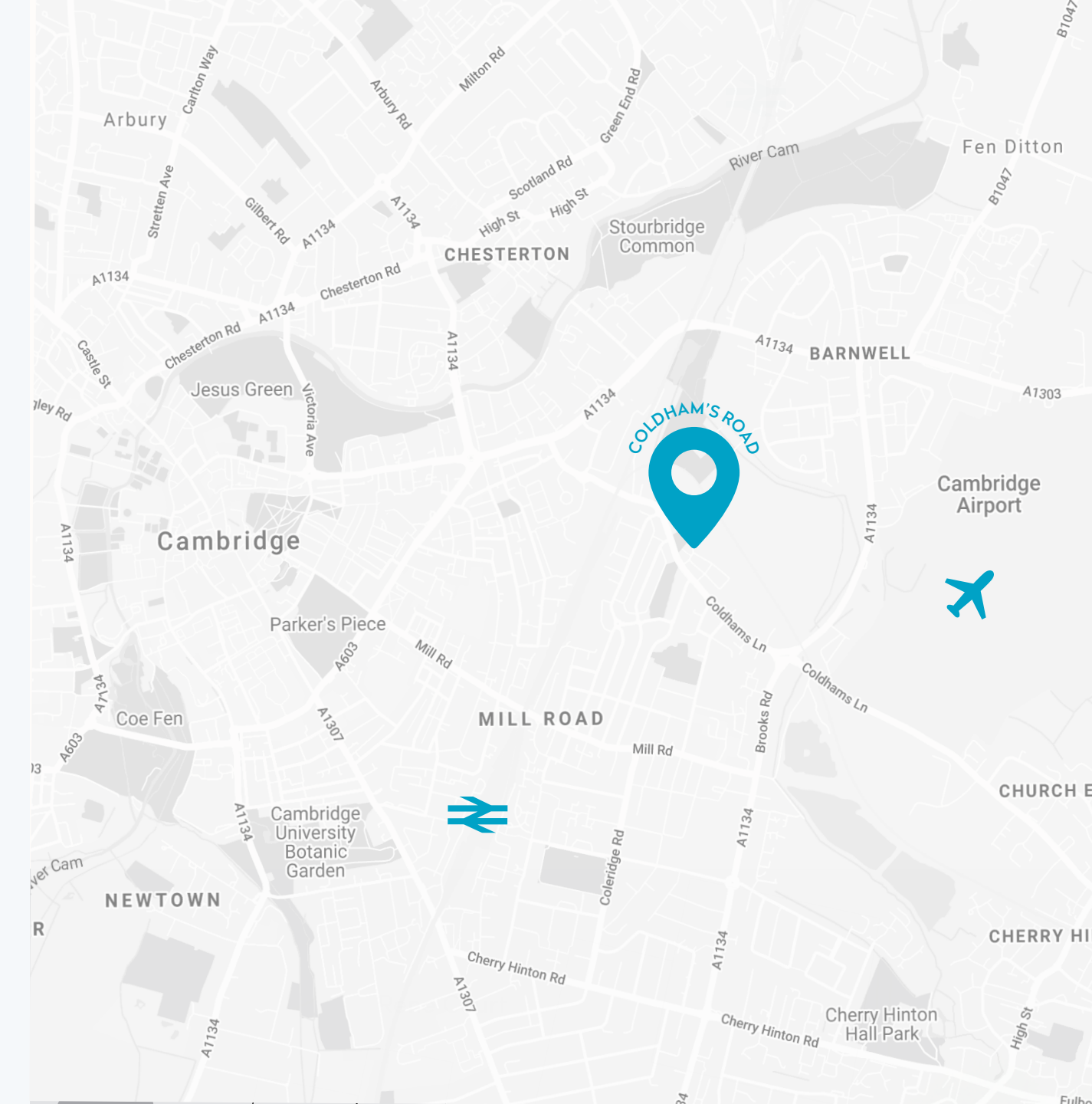
Cambridge Airport	1.5 miles
London Stansted	29 miles
London Luton	41 miles
London Heathrow	72 miles

By train

Cambridge Train Station	1.5 miles
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Walking

Beehive Retail Centre	5 minutes
Cambridge City Centre	29 minutes
Cambridge Train Station	30 minutes





COLDHAM'S ROAD

DESCRIPTION

Coldham's Road Industrial Estate comprises a multi-let industrial estate of eight warehouse units. The units are constructed of steel portal frame with elevations of brick and profile metal cladding under a pitched roof. The units benefit from clear eaves, heights ranging from 5.2m to 6.8m. Each property has one level access loading door, ground floor office/trade counter provision, WC and pedestrian access. Externally, the units benefit from generous designated car parking and loading areas to the front of the units.



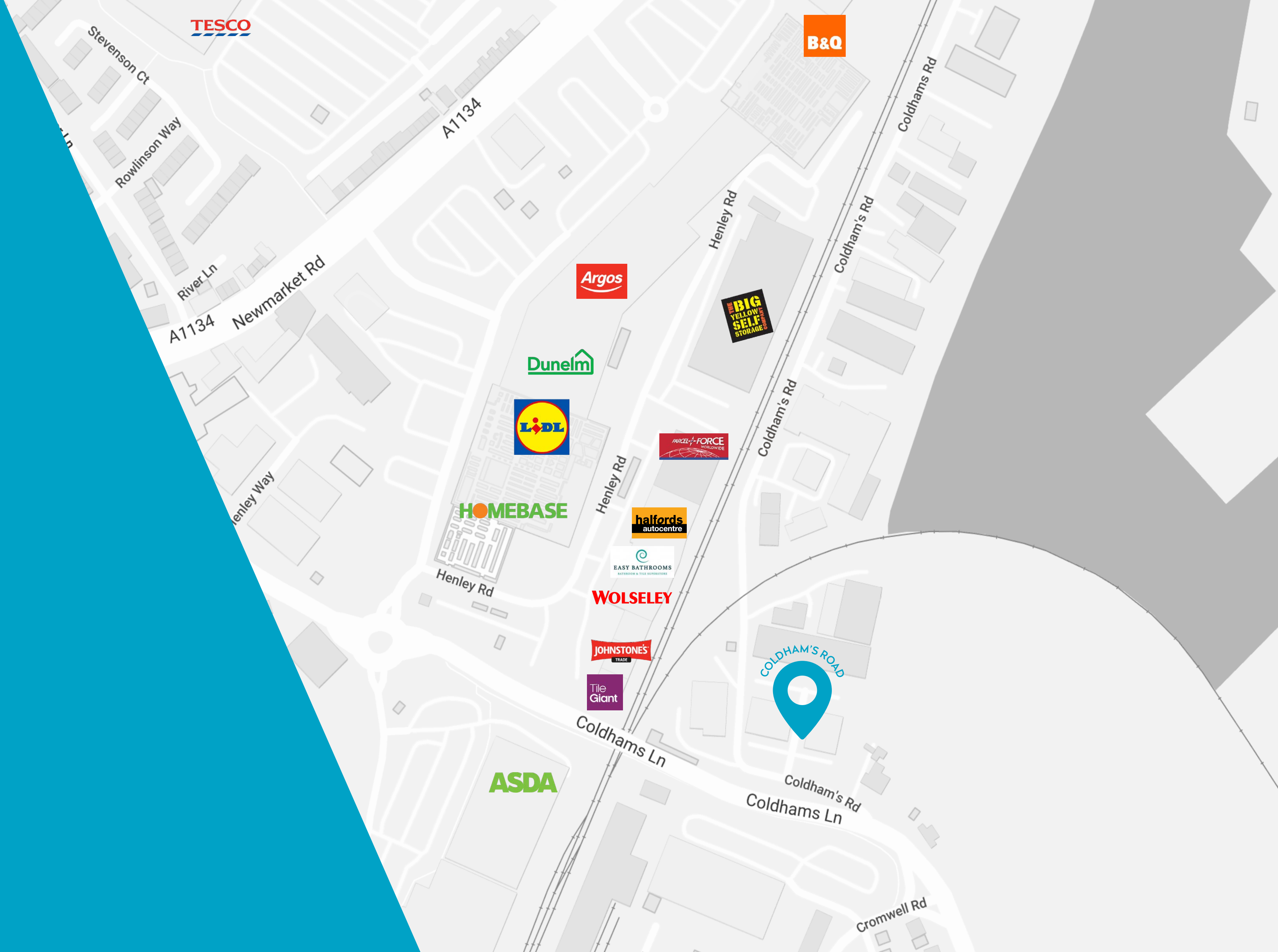
Accommodation

Unit 1	Getir
Unit 2	Available 2,648 sq ft / 245.88 sq m
Unit 3	Available 2,411 sq ft / 223.99 sq m
Unit 4	QVS
Unit 5	Just Eat
Unit 6	Howdens
Unit 7	Topps Tiles
Unit 8	Edmundson Electrical



COLDHAM'S ROAD
Industrial Estate

NEARBY OCCUPIERS



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

COLDHAM'S ROAD

INDUSTRIAL
ESTATE

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

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