



UNIT 10 CAMBRIDGE COMMERCIAL PARK, CAMBRIDGE

TO LET | INDUSTRIAL: 6,025 SQ FT (560 SQ M)



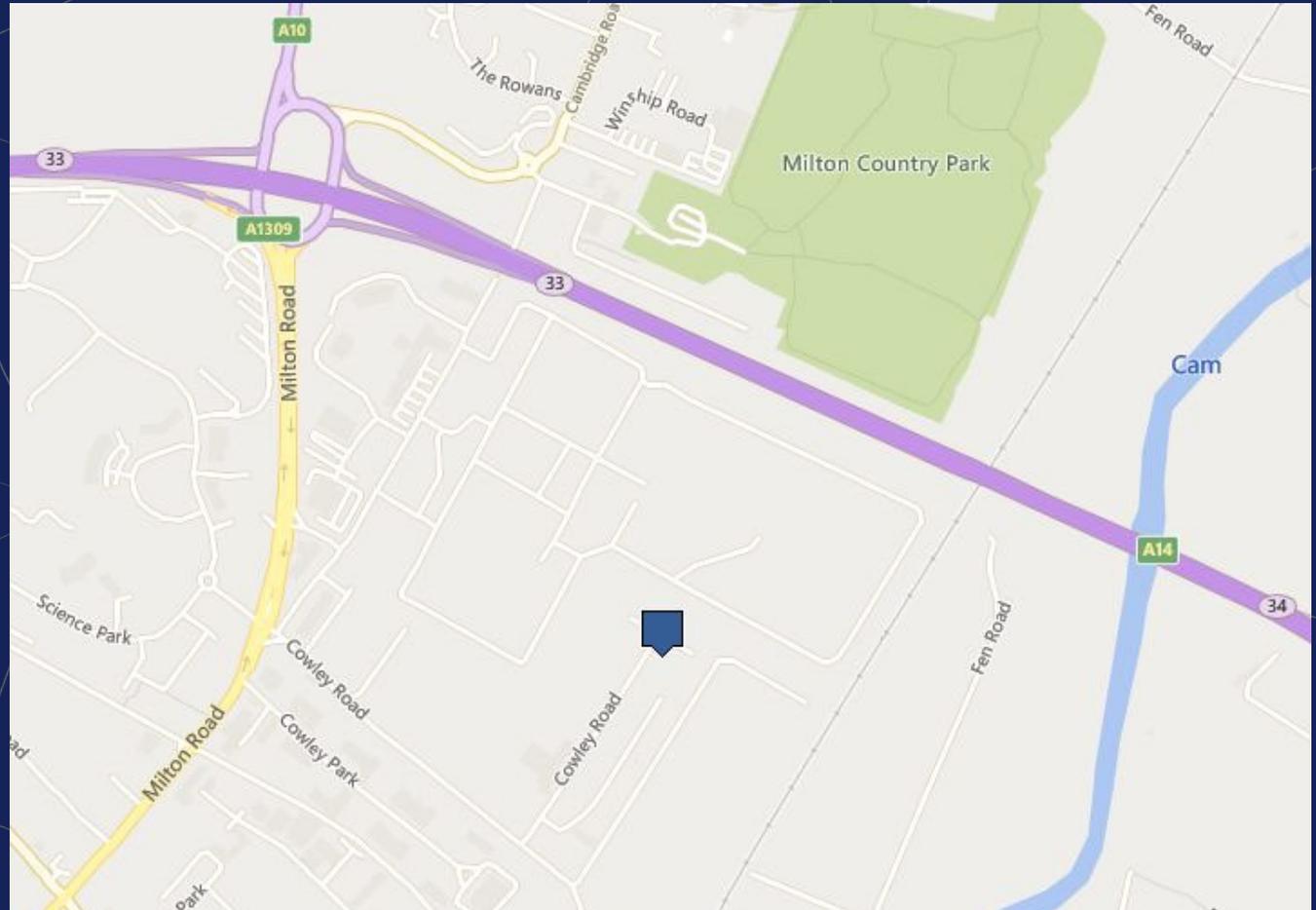
LOCATION

The property is located approximately 3 miles North East of the City Centre in an established industrial area. The A14 dual carriageway is approximately 1 mile away, via the Milton Road, which connects to the A11/M11 and the A1.

The Cambridge Commercial Park is an established trade and business park located on the approach to Cambridge North Train Station providing good links to London (48 minutes to London Kings Cross) and other National Rail services.

Approximately half a mile to the west of the estate lie St. Johns Innovation Park and the Cambridge Science Park.

The industrial estate hosts neighbouring occupiers such as Stagecoach, Scintacor and Rexel.



SUMMARY



Description

The property comprises a modern mid terrace industrial/warehouse unit constructed of a steel portal frame with profile steel cladding and brick work to the lower elevations. The unit has a clear eaves height of 6.9 m to underside of haunch. Occupiers have use of a good sized forecourt with ample parking for approximately 20 cars parking spaces and benefits from 2 level access doors.

Specification includes:

- Clear-span warehouse with office and welfare facilities
- Located within an established trade and business park
- Available immediately
- Recently refurbished

Additional information

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

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

Available upon request.

Postcode

CB4 0DL

ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor (GIA)	5,351	497
Storage Mezzanine (GIA)	674	63
TOTAL GIA	6,025	560



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