



UNIT 9 NUFFIELD ROAD, CAMBRIDGE, CB4 1TF

**TO LET (MAY SELL) | LIGHT INDUSTRIAL / WAREHOUSE UNIT:
11,714 SQ FT (1,088.38 SQ M)**

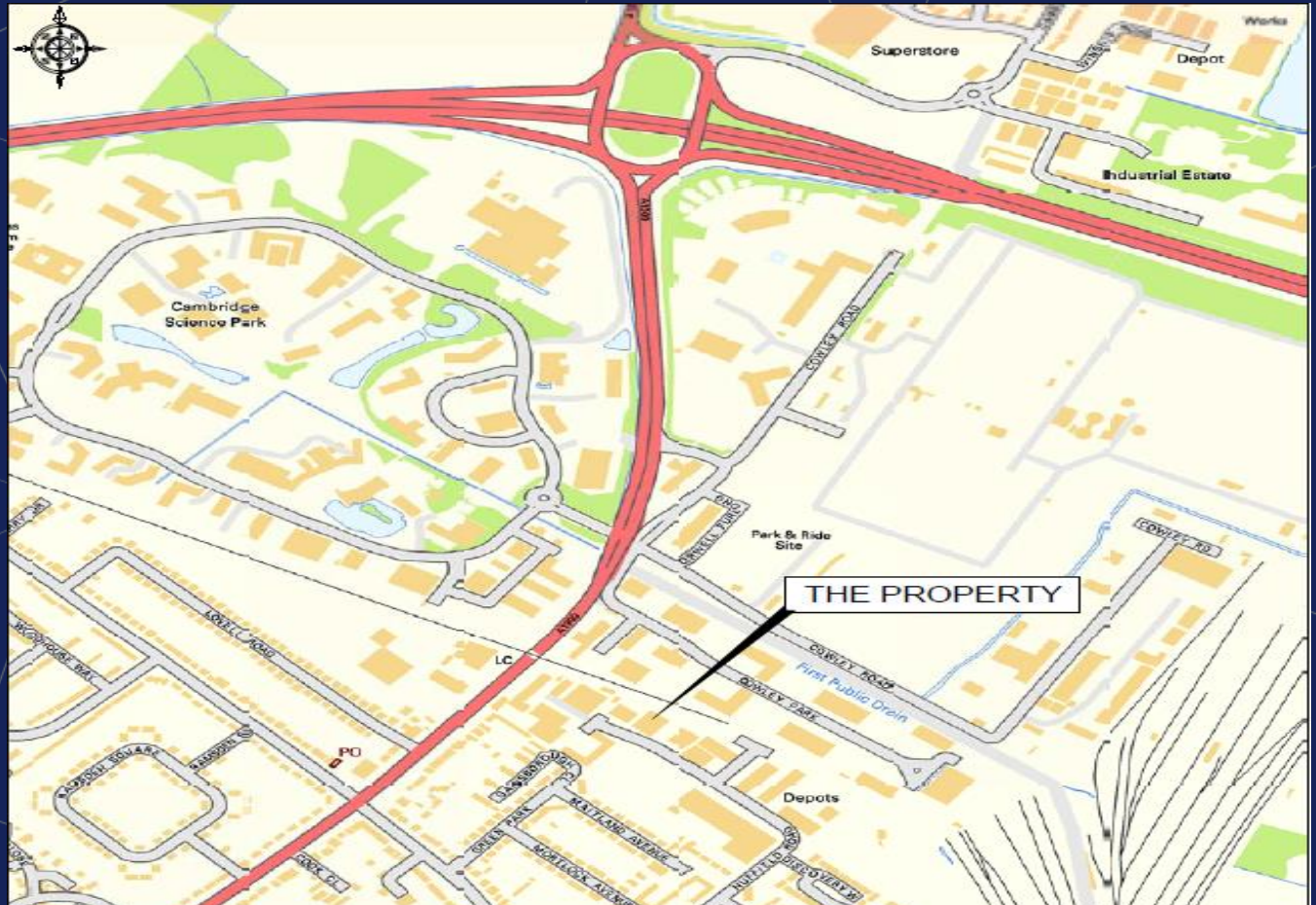

BIDWELLS

LOCATION

Nuffield Road industrial estate is located to the north of Cambridge city centre, just off the main route of Milton Road which provides easy access onto the A14. This is an established commercial location immediately adjacent to Cambridge Business Park and close to the Cambridge Science Park, St Johns innovation Park and the Cowley Road Industrial area.

Nuffield Road is situated in an area that is to see significant re-development following the completion of Cambridge North rail station. The Guided Busway provides good access from the property to Cambridge North Station as well as to the city centre.

Companies located nearby include: Huws Gray, Howdens Joinery, META, Gripfixings, COEL and RP Fitness.



SUMMARY



Description

The property comprises a detached and self-contained light industrial warehouse unit constructed of steel portal frame. There is office accommodation over two floors at the front of the property.

Specification includes:

- Secure fenced and gated site;
- Elevations comprising part brick/block with profiled metal cladding above and to the roof;
- Single electric roller shutter loading door;
- 6.2m eaves height,
- Roof lights;
- Secure rear yard.

Terms

Available by way of a direct lease with the landlord.

Alternatively, the landlord may consider a sale of the Long Leasehold.

Quoting rent and price available upon application.

Additional information

EPC

Energy rating C 53. EPC available upon request.

Business Rates

The Rateable Value for the property is £75,000. For business rates information, applicants should enquire directly with Cambridgeshire City Council: www.cambridge.gov.uk For the year commencing 1 April 2024, rates payable are normally charged at 54.6p in the pound.

Services

Mains drainage, water, gas and electricity are believed to be available to the Property. Interested parties are, however, advised to make their own enquiries to the relevant service providers.

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.

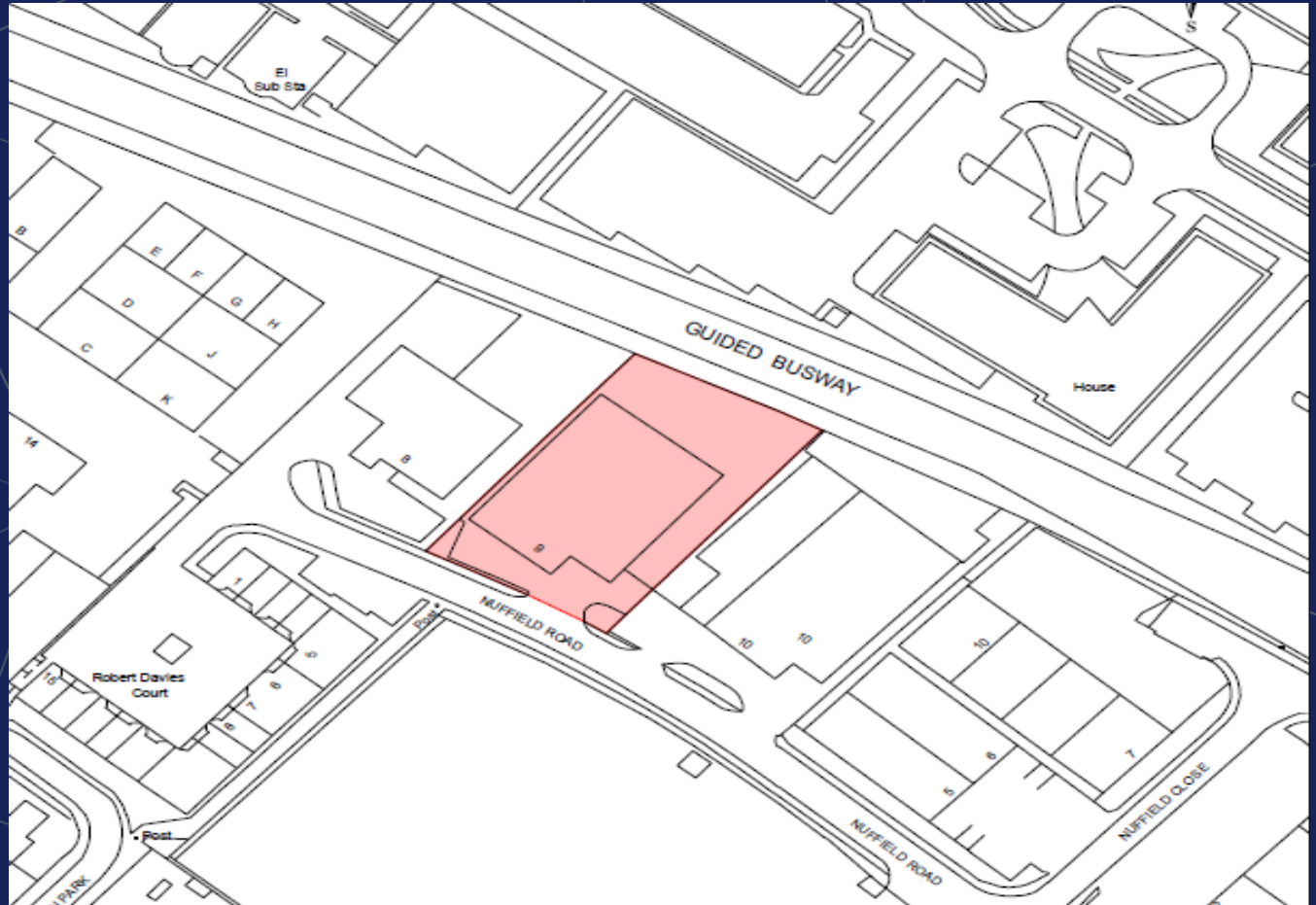
Viewings

Viewings are strictly by arrangement with the Letting Agents.

ACCOMMODATION

GIA

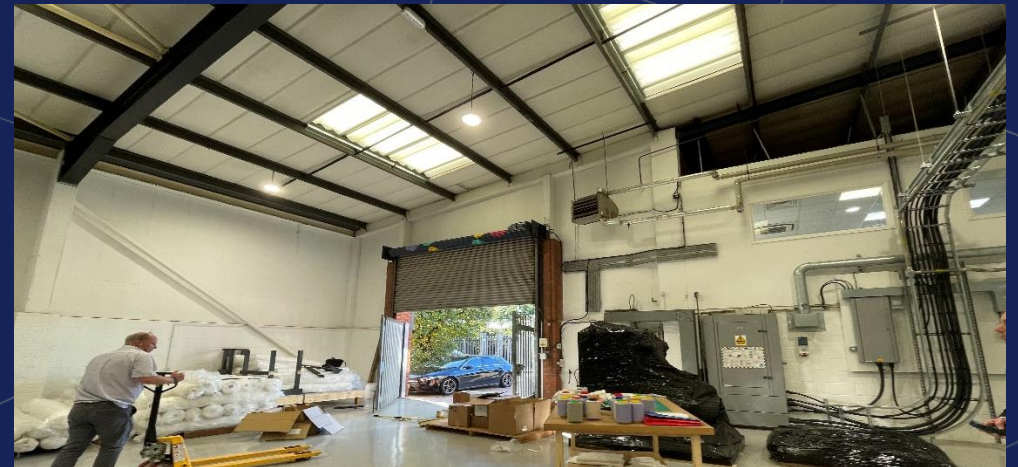
| Description | Sq ft | Sq m |
|---------------------------------|---------------|-----------------|
| Warehouse | 9,164 | 851.43 |
| Ground & First Floor Offices | 2,550 | 236.95 |
| TOTAL | 11,714 | 1,088.38 |



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GALLERY



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