

01223 467155

eddisons.com

BUSINESS UNITS - TO LET

Eddisons

Incorporating Barker Storey Matthews



**TRINITY HALL INDUSTRIAL ESTATE,
NUFFIELD ROAD, CAMBRIDGE, CB4 1TG**

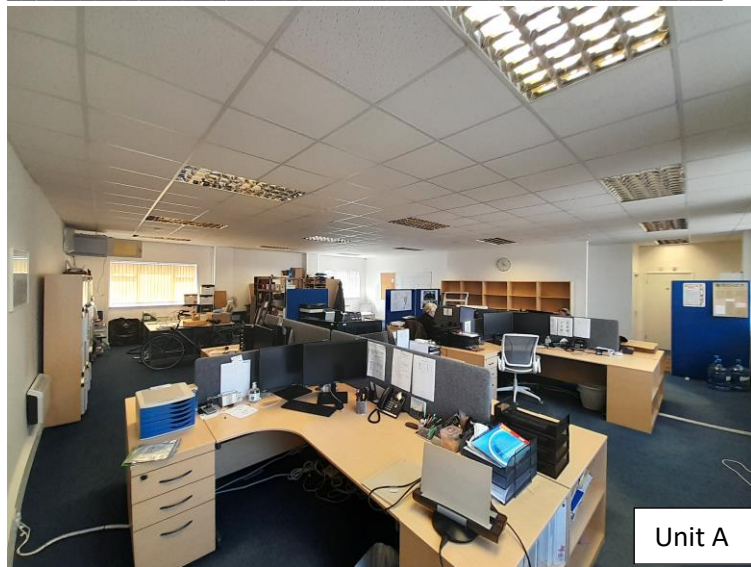
Rent: £15,750 per annum

- Light industrial / warehouse unit
- Great access to the A14 leading onto the M11
- Immediately available
- Secure site

**Size: 1,575 sq ft
(146 sq m)**

LOCATION

The property is situated to the North East of Cambridge City Centre close to Junction 33 of the A14 offering excellent access to the A14 and M11 beyond. The property is adjacent to Cambridge Business Park and close to both Cambridge Science Park and St Johns Innovation Centre. The units are accessed via Nuffield Road, off Green End Road, which runs into Milton Road a main arterial route into Cambridge.



DESCRIPTION

Various light industrial / warehouse units on established and popular business park. The units are concrete portal frame with metal clad elevations. Each unit benefits from WCs, kitchenettes, and dedicated car parking. Unit A was previously being used as office space as seen above.

ACCOMMODATION

The following units are available:

Unit A 1,575 sq ft (146 sq m)

Floor areas are approximate gross internal.

RENT

Unit 1	Under Offer
Unit A	£15,750
Unit B	Let
Unit D	Let
Unit G	Under offer
Unit H	Under Offer
Unit J	Let

All rents are exclusive of services, business rates and VAT.

RATES

We understand the units have the following Rateable Values:

Unit 1	£27,250
Unit A	£17,500
Units G & H	£20,250

For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEASE TERMS

The units are available for a term of 3 years with rolling mutual breaks from 18 months (on 3 months minimum notice).

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

The units have the following EPC ratings:

Unit A	E (112)
Units G&H	D (97)

Copies of the EPCs are available from the agent.

VIEWING

Strictly by appointment:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE

Contact: Joe Berry

Joseph.berry@eddisons.com

01223 467155 / 07977 231356

Ref: 821.157683 240704

For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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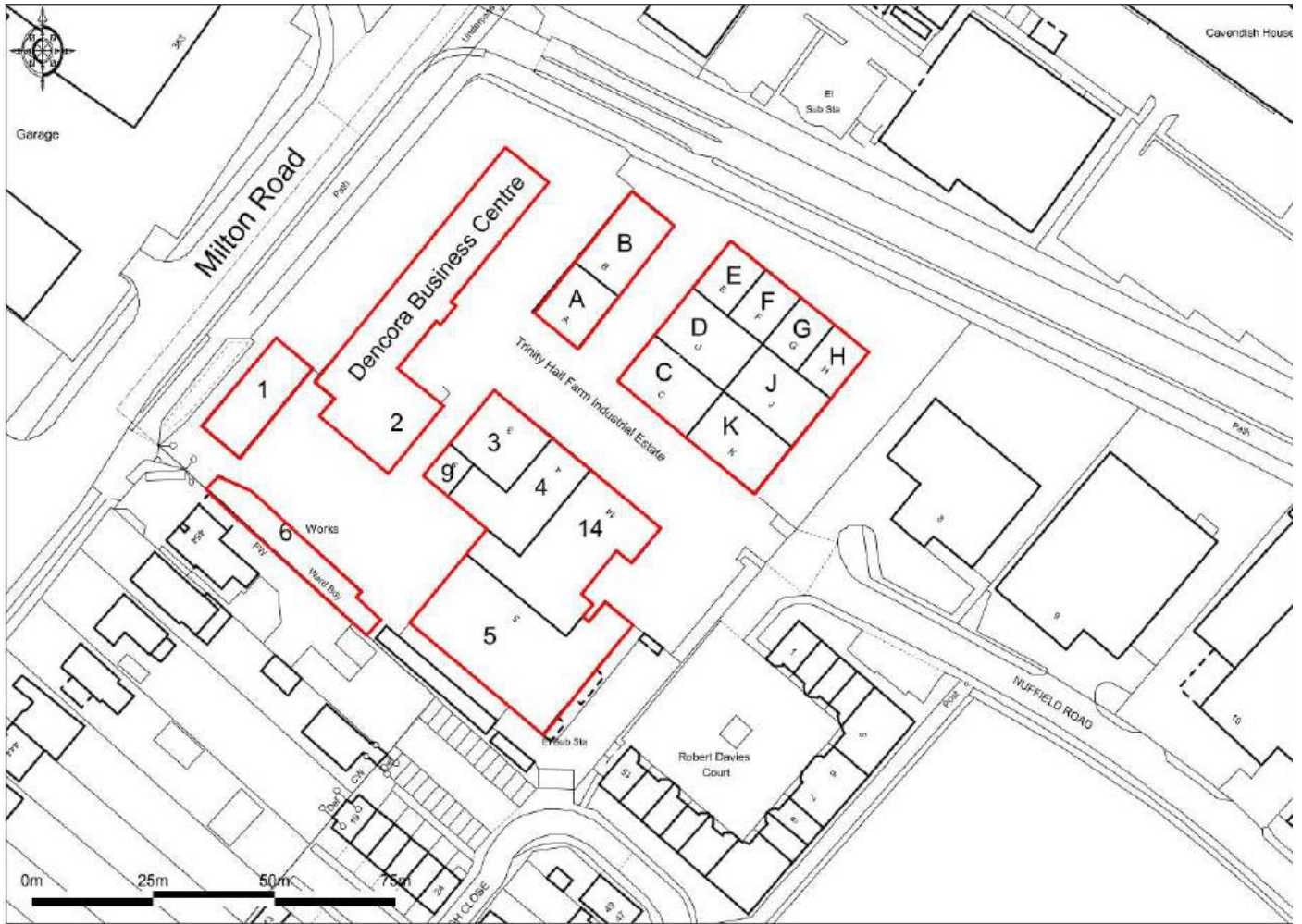
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