

01223 467155

eddisons.com

BUSINESS UNITS - TO LET

Eddisons

Incorporating Barker Storey Matthews



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

Rent: £23,240 per annum

- Light industrial / warehouse units
- Great access to the A14 leading onto the M11
- Unit D available from April 2025
- Secure site

**Size: 2,324 sq ft
(216 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

Light industrial / warehouse units on established and popular business park. The units are of concrete portal frame with metal clad elevations. Units benefit from WCs, dedicated car parking and a roller shutter door.

ACCOMMODATION

The units have the following floor area:

Unit D	2,324 sq ft	(216 sq m)
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Floor areas are approximate gross internal areas.

LEASE TERMS

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

RENT

Unit D	£23,240 per annum
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All rents are exclusive of services, business rates and VAT.

RATES

We understand the units have the following Rateable Values:

Unit D	To be reassessed
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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.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

The units have the following EPC ratings:

Unit D	D (97)
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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 250124

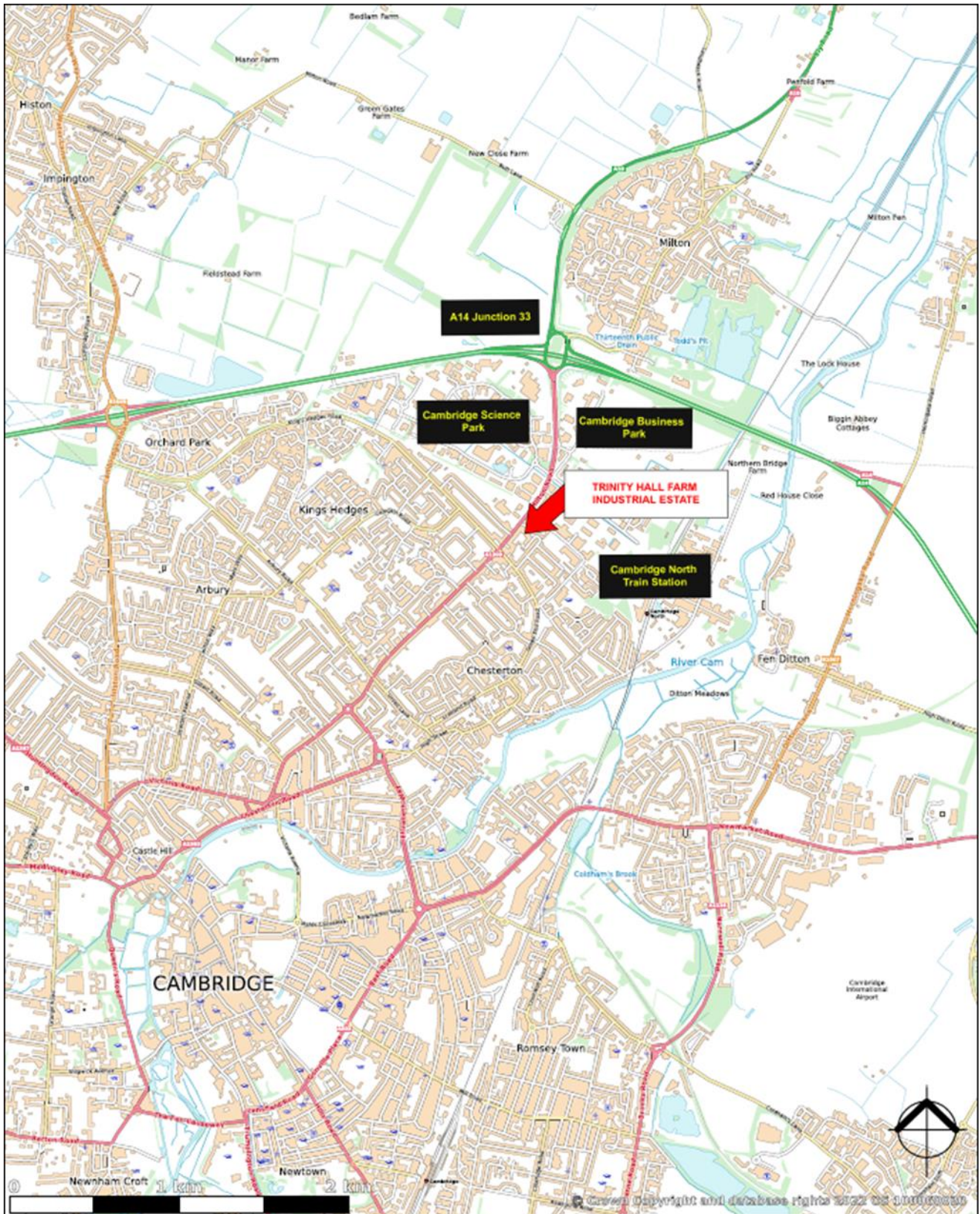
For more information, visit eddisons.com
T: 01223 467155

Important Information

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