

TO LET

Refurbished End of Terrace
Light Industrial/Trade Counter
Unit

3,610 sq ft (335.32 sq m)

Unit 23
Coral Park Trading Estate
Henley Road
Cambridge
CB1 3EA

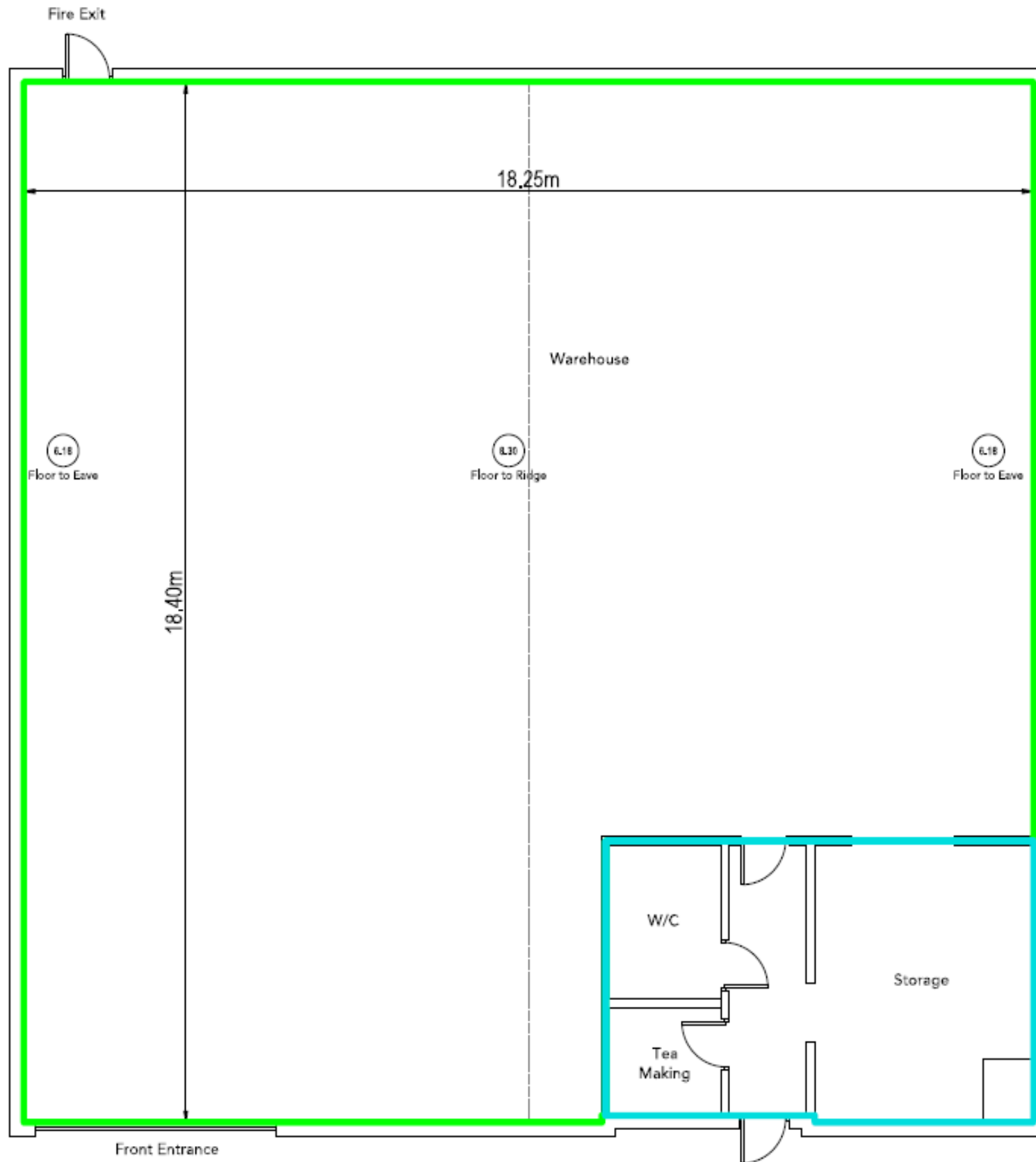




LEASING SUMMARY

- Refurbished trade counter/light industrial unit
- End of Terrace with prominence to Coldhams Lane
- Well established trade counter location
- Local occupiers include; Easy Bathrooms, Howdens, Topps Tiles and Johnstone's Decorating Centre.
- 12 Parking Spaces
- Concrete surfaced loading area
- WC and Kitchenette facilities

Floor Plan

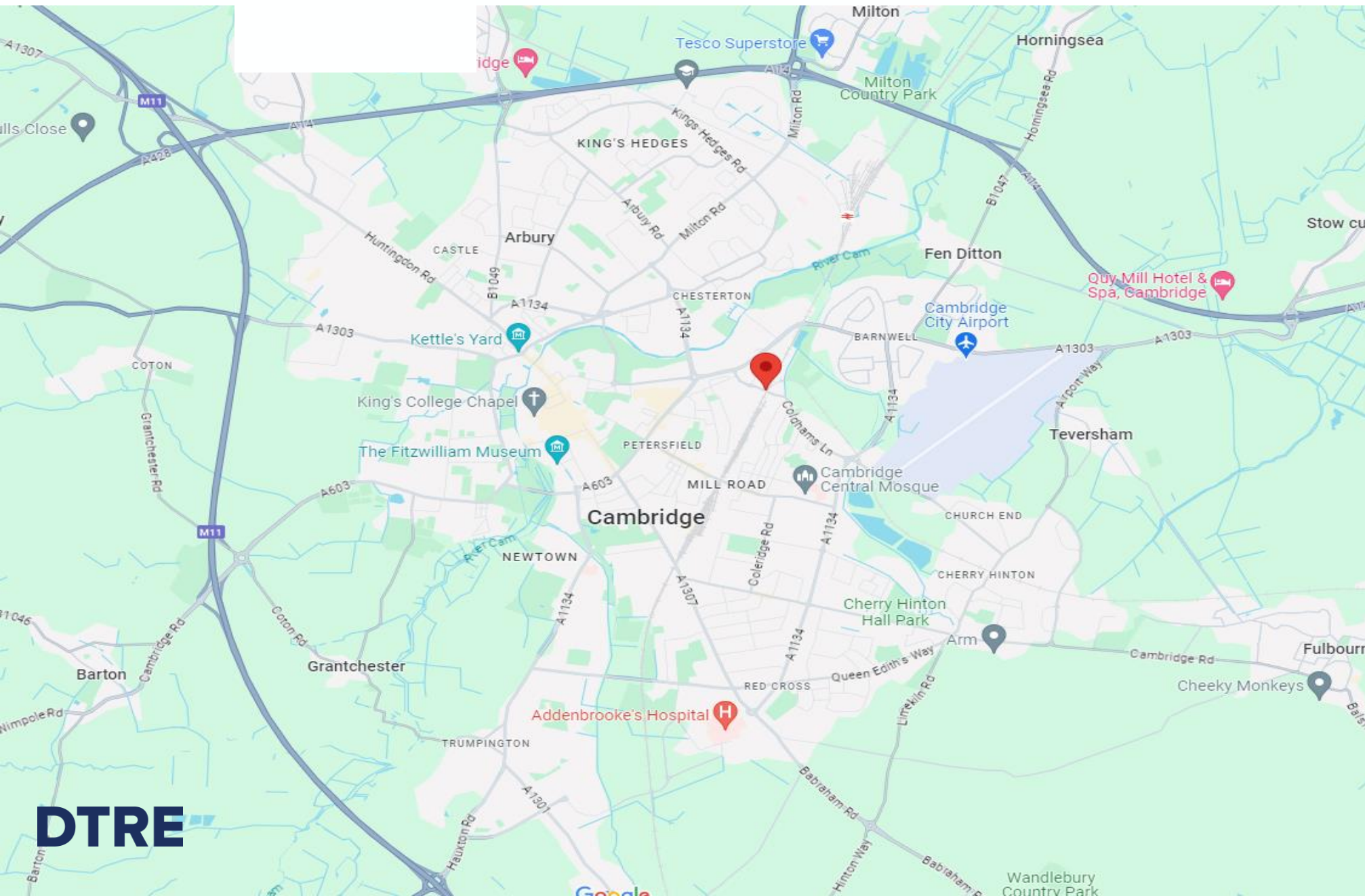


DESCRIPTION

The property comprises an end of terrace unit of steel portal frame construction, brick/block elevations with corrugated cladding above, surmounted by a pitched roof. The unit has excellent prominence to Coldhams Lane and is located adjacent to Cambridge Retail Park. The premises benefits from ground floor offices, WC/kitchenette facilities and warehouse space accessible via a singular level access door. The warehouse has a minimum eaves height of 6.18m which rises to 8.3m at the pitch. There are 12 parking spaces and a shared concrete loading yard.

Situation

The property is situated on Henley Road, which is accessible via Coldhams Lane. Unit 23 is an end of terrace unit with excellent prominence in a well-established trade counter location. It is located adjacent to Cambridge Retail Park and neighbouring occupiers include Easy Bathrooms, Howdens, Topps Tiles and Bathstore. This location provides easy access to Cambridge City Centre and the A14.



Accommodation

Description	SQ FT	SQ M
Warehouse	3,201	297.36
Office	409	37.96

BUSINESS RATES

Rateable Value: £48,750

Rates Payable: £24,960 (Standard Multiplier 51.2 pence)

Any prospective occupier is advised to make their own enquiries with Cambridge City Council to confirm the rates payable.

LEASE TERMS

The unit is immediately available by way of a new Full Repairing and Insuring lease at an annual rent of £75,000 per annum exclusive of VAT and all other outgoings.

EPC

B-46

CONTACT

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