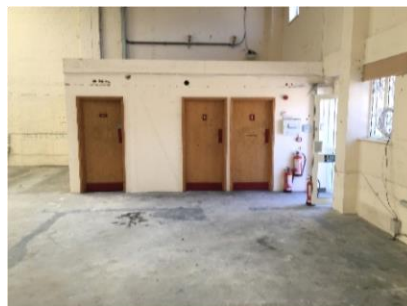


## PRELIMINARY DETAILS



Modern warehouse/trade counter unit  
5,416 sq ft (503.2 sq m)

- Located in a trade estate including Toolstation, Screwfix, City Plumbing Supplies and Travis Perkins
- Easy access to the A14
- **TO BE REFURBISHED**

**UNIT 2 KILMAINE CLOSE, CAMBRIDGE, CB4  
2PH  
TO LET**

### Location

The unit is located on the north side of the City of Cambridge fronting both Kings Hedges Road and Kirkwood Road. The City centre is 2.5 miles away and the world-renowned Cambridge Science Park is opposite the scheme.

Junction 33 of the A14 lies approximately 1 mile away and is the primary access route from the east coast ports to the West Midlands and also links with the A1, the M11 and the M25 motorways. Stansted Airport is within 35 minutes' drive to the South and Cambridge Train Station is approximately 3.5 miles away.

### Amenities

Tesco Express is located within a 5 minute walk of the property. Other occupiers on the estate include; Screwfix, Toolstation, Kent Blaxill, City Plumbing Supplies, Travis Perkins, Parts Alliance and Bunzl Greenham.

### Description

- Electronic roller shutter loading door.
- Excellent onsite car parking.
- 30m yard/forecourt.
- Suitable for Use Classes B1c, B2 and B8 with external signage.
- Minimum eaves height of 6m.
- Male and Female W/Cs.

### EPC

EPC band D

To be reassessed following refurbishment.

### Terms

The unit is available on a new direct lease on terms agreed following refurbishment. Rent upon application.



### Accommodation

The property has been measured on a gross internal area basis (GIA). All figures quoted are for guidance purposes only.

Accommodation	sq m	sq ft
Total GIA	503.2	5,416

### Additional Information

#### Services

There is no service charge payable to the landlord or any third party property management agency. Tenants are responsible for the maintenance of the common areas of the estate.

#### Business Rates

The Rateable Value will need to be reassessed following removal of previous occupier's fitout. From the year commencing 1<sup>st</sup> April 2019, rates payable are normally charged at 50.4p in the pound.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Postcode

CB4 2PH

#### Enquiries

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# Clipstone

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