



**UNIT C THE PADDOCKS  
CAMBRIDGE, CB1 8DH**

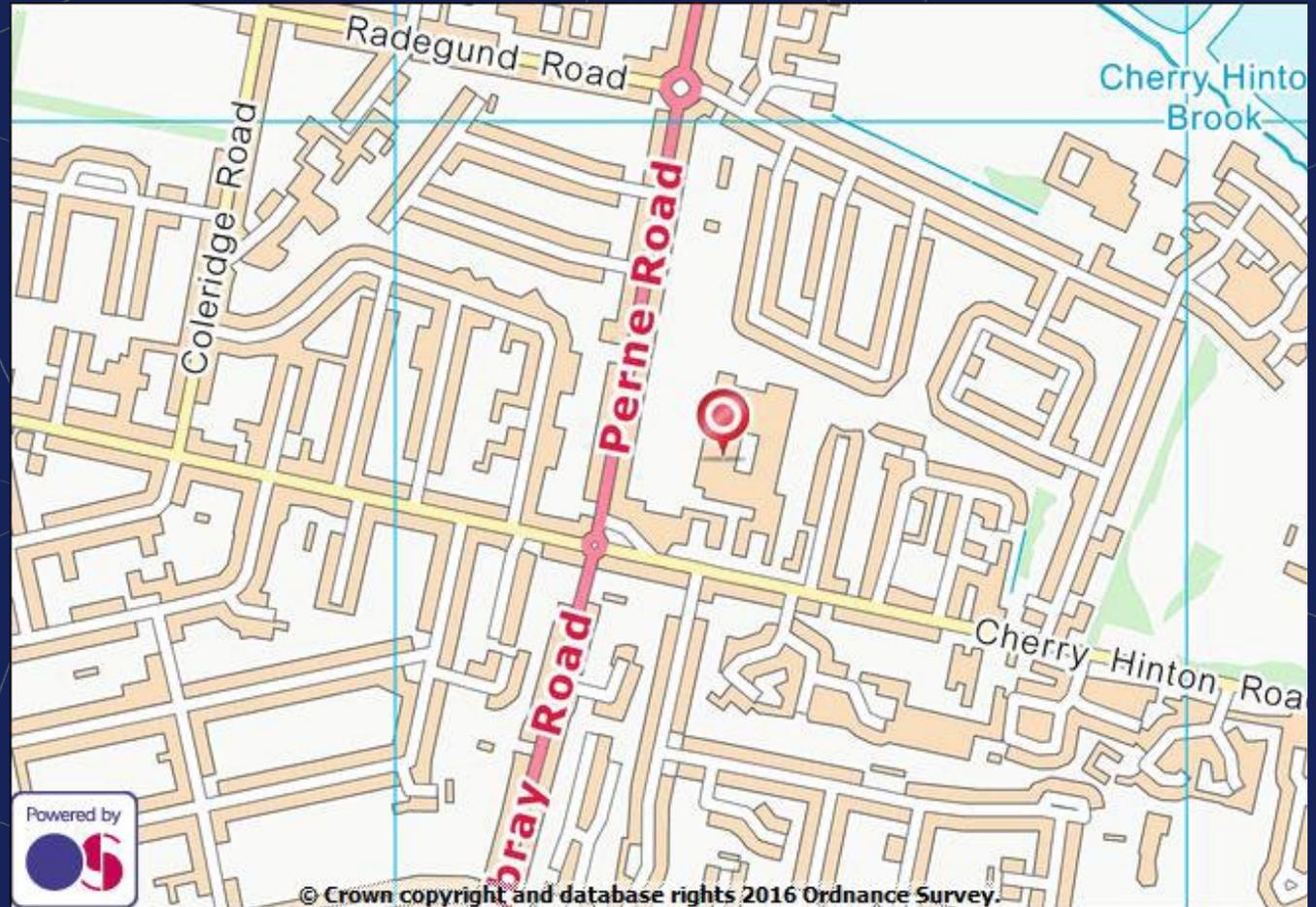
**TO LET | INDUSTRIAL: 7,143 SQ FT (663.58 SQ M)**



**BIDWELLS**

## LOCATION

Unit C is situated in The Paddocks Business Centre, located off Cherry Hinton Road. The Paddocks is 1.2 miles south east of central Cambridge Railway Station with Cherry Hinton Road providing good access to the outer ring road of Cambridge and the M11 and A14 accordingly.



## SUMMARY

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### Description

Unit C comprises brick and block construction with steel truss insulated roof. The main warehouse area is approximately 18m x 36.5m and benefits from gas fired space-heaters, a ground floor office, WC's, sodium box lighting, a 100 kVA power supply and a roller shutter door (4m x 3.6m) entrance.

### Specification includes:

- Fitted clear-span warehouse with office pod
- Located within an established trade and business park
- Available immediately
- Recently refurbished including replacement roof

### Additional information

#### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

#### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

#### 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.

#### EPC

Available upon request.

#### Postcode

CB1 8DH

## ACCOMMODATION

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Description	Sq ft	Sq m
Ground Floor (GIA)	7,143	663.58



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## Enquiries

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