



AVAILABLE TO LET

Unit 4a Cambridge Commercial Park

Unit 4a Cowley Road, Cambridge, Cambridgeshire CB4 0DL

A prominent industrial/warehouse unit within the well-established Cambridge Commercial Park

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The building comprises steel portal frame construction with a single level access loading door. The property benefits from 6.8m eaves height and a secure yard. The property is situated within Cambridge Commercial Park, located within the Cowley Road Industrial Area to the north of Cambridge city centre, just off Milton Road (A10), which provides easy access onto junction 33 of the A14 (only 0.2 miles).

Neighboring tenants include; Stagecoach, Scintacor, Scoda, Speedy, Heat Group, Newey & Eyre.

Lease terms:
Assignment
Sub-lease
New direct lease from the landlord

Rent	£165,000 per annum (Passing)
Building type	Industrial
Available from	21/10/2019
Size	15,058 Sq ft

Marketed by: Montagu Evans (London | Business Space)

For more information please visit:
<http://example.org/m/44747-unit-4a-cambridge-commercial-park-unit-4a-cowley-road>



6.8m eaves height

Secure yard

Level access loading door

3 miles from M11

Front yard maximum depth 41m

47% site coverage

56 designated parking spaces



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Data provided by Google

Floors & availability

Unit	Size sq ft	Rent psf	Total pa	Status	From
Warehouse	15,058	£10.96	£165,000.00	Available	20/10/2019

Transport

Within 3m of M11 and just off J33 of A14.

Airports

Cambridge 1.9m, London Stansted 24.1m

National rail

Waterbeach 2.7m, Cambridge 2.7m, Shelford (Cambs) 5.7m

Notes:



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Quote reference: RENT-44747

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