

Available on Flexible License Terms- Up to 4,000 SqFt

40 Hauxton Road, Trumpington

CB2 9FT

PROPERTY DESCRIPTION

Up to 4,000 sqft of surplus space is available, able to accommodate 400 pallet spaces subject to requirement at warehouse facility, 40 Hauxton Road Trumpington.

Occupiers will benefit from the use of shared yard access with ground and dock level loading provisions. Internally the occupier can fit the space subject to requirement, including minor non- structural partitions, and racking.

Suitable for a range of users, available on a flexible license basis.

KEY FEATURES

- Cost-Effective, Short-Term Solution
- Available by way of License Agreement on Flexible Terms
- Ground and Dock Level Loading Doors
- 6.6m Eaves
- Staff Car Parking Available
- Less than 5 Minutes from J11 of the M11
- 35 minutes from Stanstead Airport

LOCATION

The property is located on Hauxton Road, Trumpington in close proximity to Cambridge City Centre. The location benefits from strong travel connections less than 5 minutes from J11 of the M11 providing a direct route into Central London in approximately 90 minutes. The property is a short walk from Trumpington Park and Ride, providing a regular bus service into the city centre and access to Cambridge Station.

The property offers good nearby amenities, predominantly a Sainsbury's Local and Café Trumpington, both a short walk from the property entrance. A Waitrose and the Hudson Ale House Pub are also accessible in less than 5 minutes by car.



Hours of Use Provisions Apply

Please contact the marketing agents for further information or to view:

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