

IRONWORKS

MILL ROAD CB1

COMMERCIAL USE OPPORTUNITY, CLASS E & F1
TO LET/FOR SALE



THE MARKETING SUITE, IRONWORKS, MILL ROAD, CB1 2AZ
CAMBRIDGE

CHEFFINS

01223 213666

 **Hill**
The Hill Group

LOCATION

MILL ROAD IS A VIBRANT DESTINATION WITHIN THE CITY OF CAMBRIDGE.

This historic city is famous for its world-renowned university, but is also a booming centre of technology and innovation. With fast train links to London (53 minutes) and Stansted Airport (30 minutes), as well as quick access to the M11, it is a very well connected destination.

As well as its career and studying opportunities, Cambridge is an extremely popular residential location. Its excellent choice of schools, beautiful green spaces, strong cultural scene and plenty of sporting and leisure amenities make it an extremely attractive place to live, work and study.



BY BIKE



- **0.4 MILES**
Cambridge Station
- **0.9 MILES**
City Centre
Grand Arcade
- **1.3 MILES**
Cambridge
Market Square
- **2.6 MILES**
Cambridge
North Station
- **2.9 MILES**
Cambridge
Business Park
- **3.3 MILES**
Cambridge Science
Park

BY CAR



- **1.5 MILES**
A14 (Access to M11)
- **1.6 MILES**
Cambridge Airport
- **3.7 MILES**
Cambridge
Business Park
- **3.7 MILES**
Cambridge
Science Park
- **4.1 MILES**
Cambridge
North Station

Source: Google Maps

THE SCHEME

IRONWORKS IS A COLLECTION OF CONTEMPORARY HOMES AT THE HEART OF A THRIVING, BUSTLING COMMUNITY.

Set in mews streets and around landscaped green open spaces, it features studio, 1, 2 and 3 bedroom apartments, and three and four bedroom townhouses. Eagle Park is a new park within the development, with a large play area, rainwater gardens and green open spaces for residents to enjoy.

The communal outdoor spaces, enhanced with sculptures, plus the community centre and commercial space, give residents and those living near Ironworks inspiring places to meet and enjoy time with friends and neighbours. As part of this development, the commercial spaces offer a superb opportunity to become established in a flourishing community and popular destination.

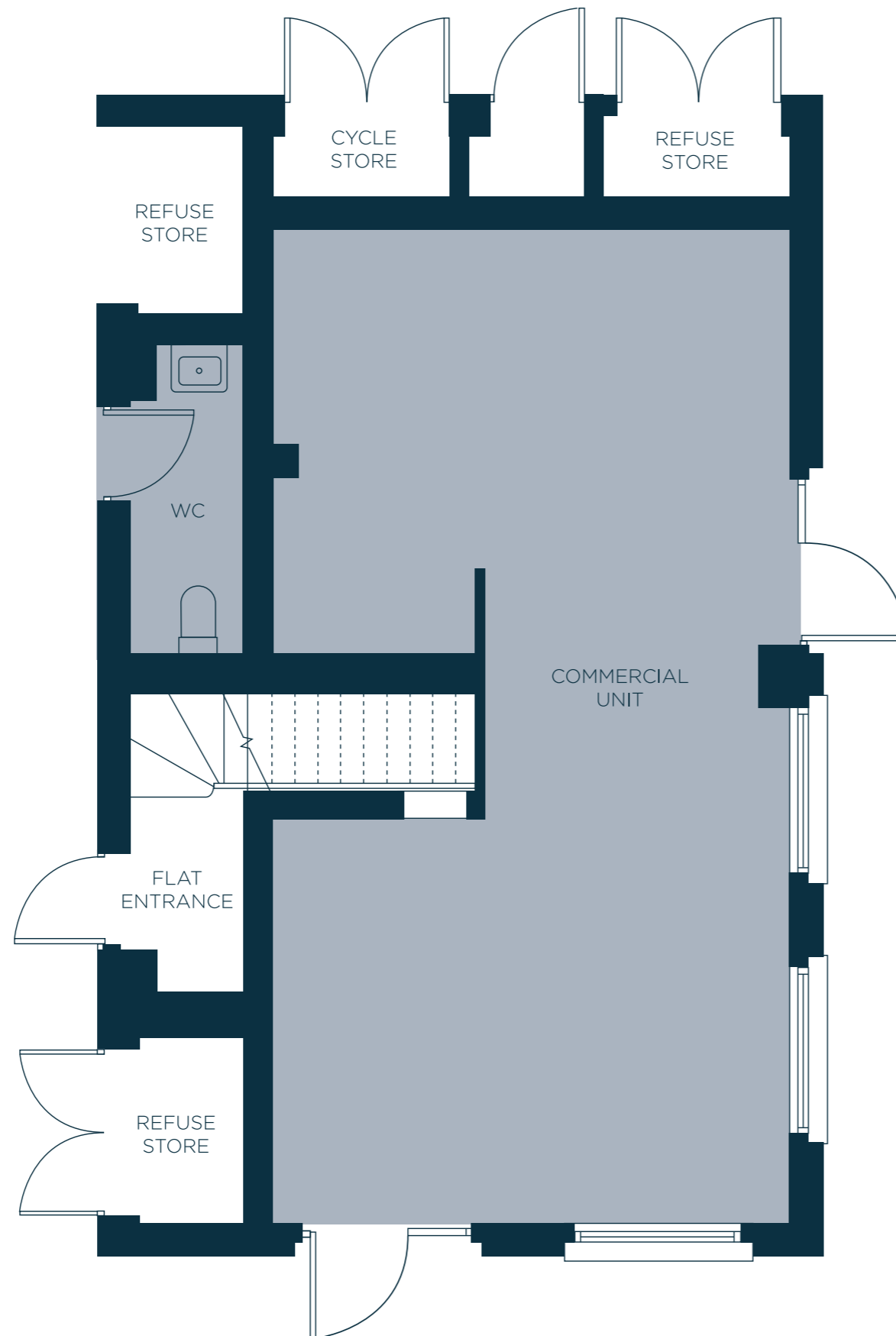


Ironworks is located in Mill Road, a buzzing Cambridge neighbourhood just a short walk from the city centre. It features a mile long stretch of independent cafés, quirky shops and mouth-watering eateries, attracting visitors and residents alike.



COMMERCIAL SPACE AVAILABLE

UNIT FLOOR PLAN



THE DETAILS

ACCOMMODATION

The unit is arranged over ground as follows:
Size: 60.76 sq m (654 sq ft)
Use: Class E & F1
EPC Rating: Available on request

SPECIFICATION

- Shell finish
- Capped off services and utilities
- Full landlord technical pack available on request

SALES TERMS

250 year lease

Consideration may be given to letting on new FR&I terms.

BUSINESS RATES

Interested parties to make their own enquiries via the local authority

TIMING

October 2021

PRICE

£275,000

GET IN TOUCH

Viewing strictly by appointment with the agent only. For more information about this commercial opportunity at the Ironworks, please contact:

Cheffins
Contact: Mark Drummond
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T: 01223 213666

COMMERCIAL SPACE WITH HILL



The Scene, Walthamstow



Eddington market Square



Fish Island Village

HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years.

With a staff of over 650, the company operates from five strategically located offices across the South East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations. The commercial spaces Hill creates are carefully considered to complement the developments they are sited on, and serve their communities.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

[hill.co.uk](https://www.hill.co.uk)

