

High Specification Offices - To Let

Suite 1 & 3 Newmarket House, Newmarket, Cambridgeshire, CB8 7NB

Merrifields



Size: 1,398 - 2,869 Sq Ft

Architecturally Designed Offices with high Specification

Glazed entrance lobby with intercom access

Space available from 1,398 sq ft to 2,869 sq ft

Good quality office space with excellent parking ratio

Available To Let immediately on terms to be agreed



01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RL

Description

Architecturally designed detached office building built to a high specification. The office building is located just north of the A14 (J37) at Newmarket.

There is a ground floor office providing about 1,471 sq ft and a first floor office providing around 1,398 sq ft. Both suites have kitchens, exclusive cloakrooms and meeting areas.

The offices have a good specification of fit-out including;

Intercom access

Glazed Atrium / Entrance lobby

Meeting / Board Room

Air cooling / heating

Carpeting

Good parking provision.

Accommodation

The property has been measured to produce the following Approximate dimensions and NIAs:

Suite 1 (Ground Floor)	136.66 Sq M	1,471 Sq Ft
Suite 3 (First Floor)	129.87 Sq M	1,398 Sq Ft
Total	129.87 - 266.53 Sq M	1,398 - 2,869 Sq Ft

There are 16 parking spaces available.



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Availability

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Rent

Suite 1: £20,500 per annum exclusive
Suite 3: £19,500 per annum exclusive
Suite 1 and 3: £40,000 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable values are;
Unit 1: £17,000
Unit 3: £17,000

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

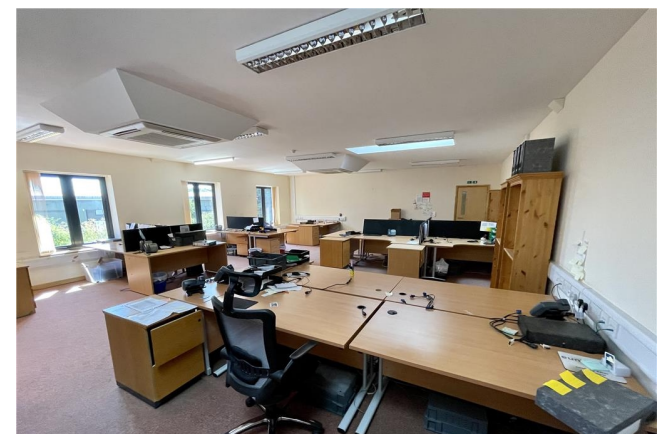
Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for office use within class E of the use classes order.

EPC

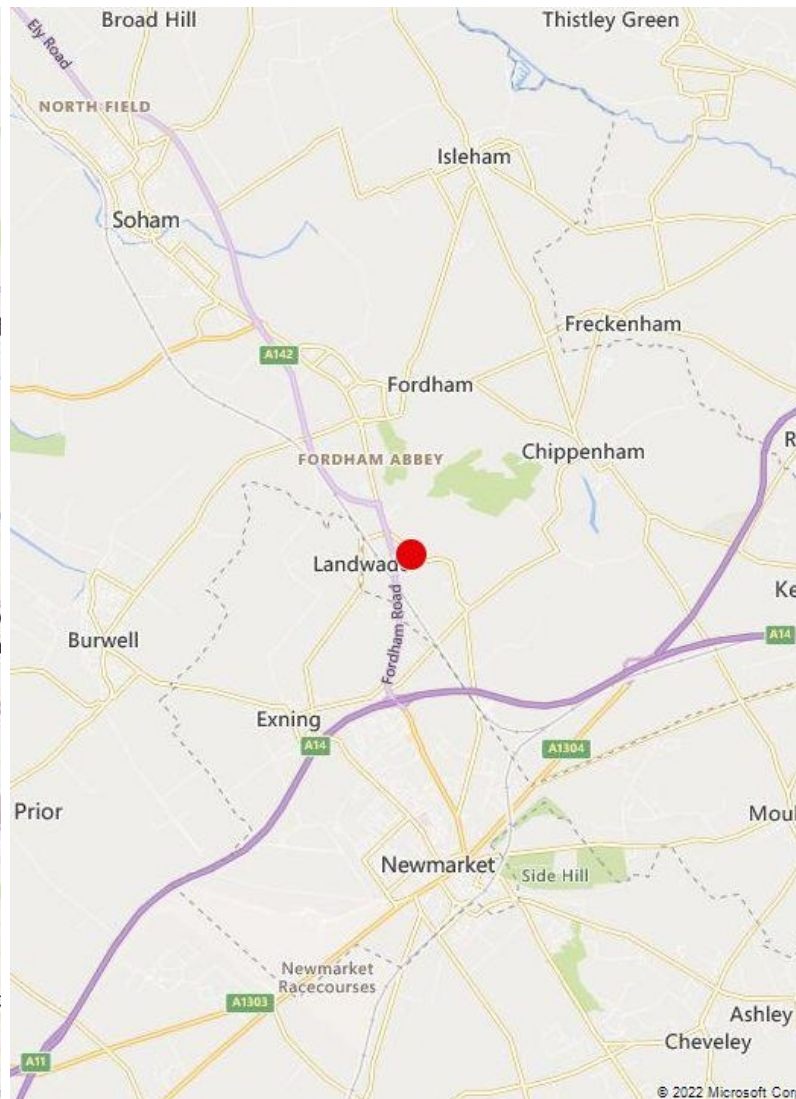
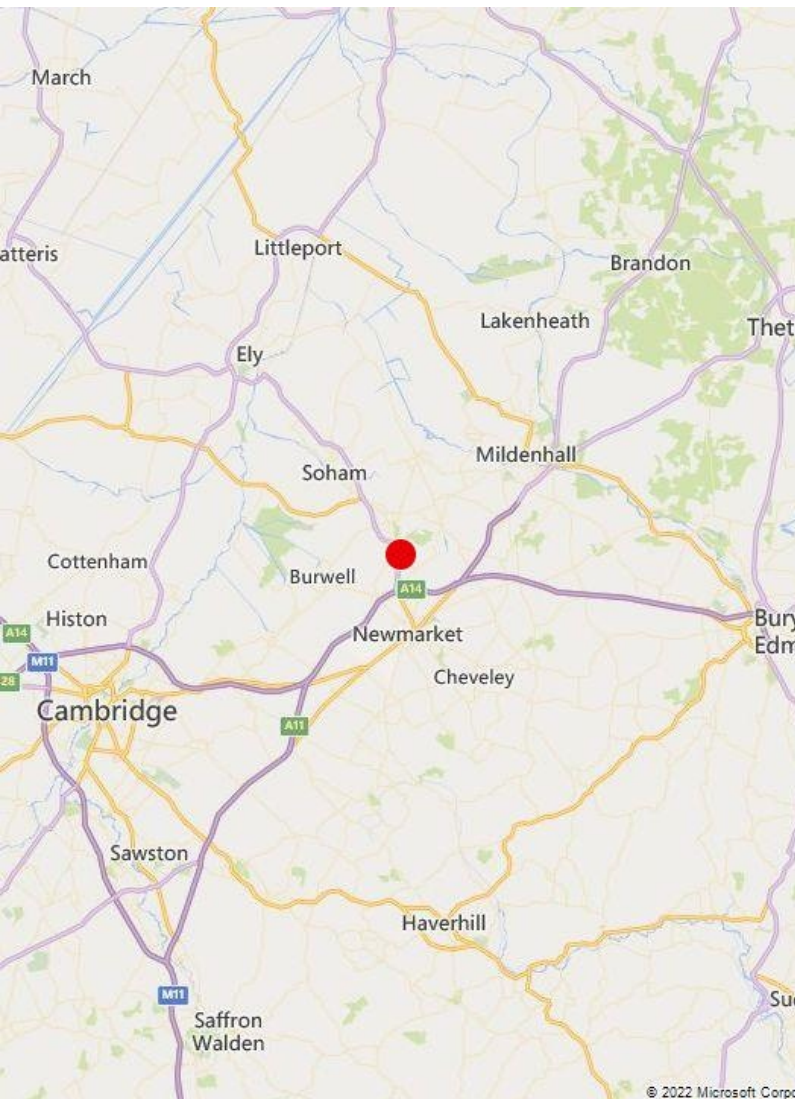
The EPC ratings are Suite 1 B(35), Suite 3 B(26)



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Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0559 / 29.09.22

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