

Modern Headquarters Office Building - To Let or For Sale

Cheveley House, Newmarket, CB8 7XN

Merrifields



Size: 8,976 Sq Ft

High Profile Office located on Newmarket Business Park

Modern headquarters style office with Excellent Specification

Includes open plan offices with meeting and board rooms and good onsite parking provision

Suitable for Office and Medical / Health operators

Available To Let or For Sale immediately on terms to be agreed



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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

Cheveley House is prominently located on Fordham Road on the edge of Newmarket Business Park, the main commercial hub of Newmarket. The property has excellent access to the A14 at Junction 37 as well as access to Newmarket Town Centre via Fordham Road. Neighbouring occupiers include Genesis Care, LB Medical and the NHS.

The property comprises a detached office building with brick elevations under a pitched tiled roof. The accommodation consists of mostly open plan office space over ground and first floors. The accommodation also includes Reception area, meeting rooms, board room, kitchen break-out space and Male and female WC's over ground and first floors off a central stairwell. Externally there is a right to park 36 cars in the common parking area.

The specification includes; LED lighting, air conditioning, central heating, window blinds and data cabling. There is high quality windows and glazing throughout letting in a large amount of natural light.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Ground Floor	418.14 Sq M	4,501 Sq Ft
First Floor	415.73 Sq M	4,475 Sq Ft
Total	833.87 Sq M	8,976 Sq Ft

There are 36 car parking spaces available



Availability

The property is available To Let or For Sale immediately on terms to be agreed.

Rent

£140,000 per annum exclusive.

Price

Price On Application

VAT

The premises are opted for VAT.

Business Rates

The building has 4 different Rateable Values with a combined Rateable Value of £126,750 (2023). The building may need to be re-assessed under one assessment.

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.

Use & Planning

The premises are suitable for Office use as well as Medical and Health Services (STPP) within class E of the use classes order.

EPC

The EPC rating is C (58).



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Viewing & Further Information

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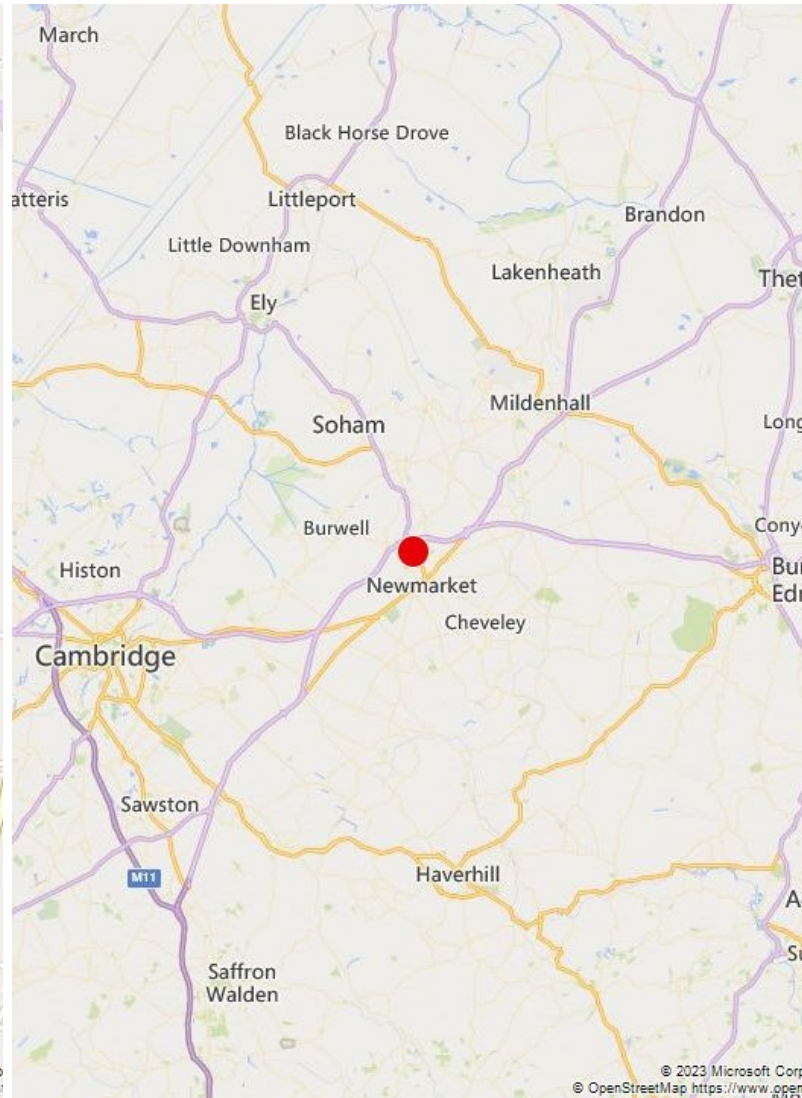
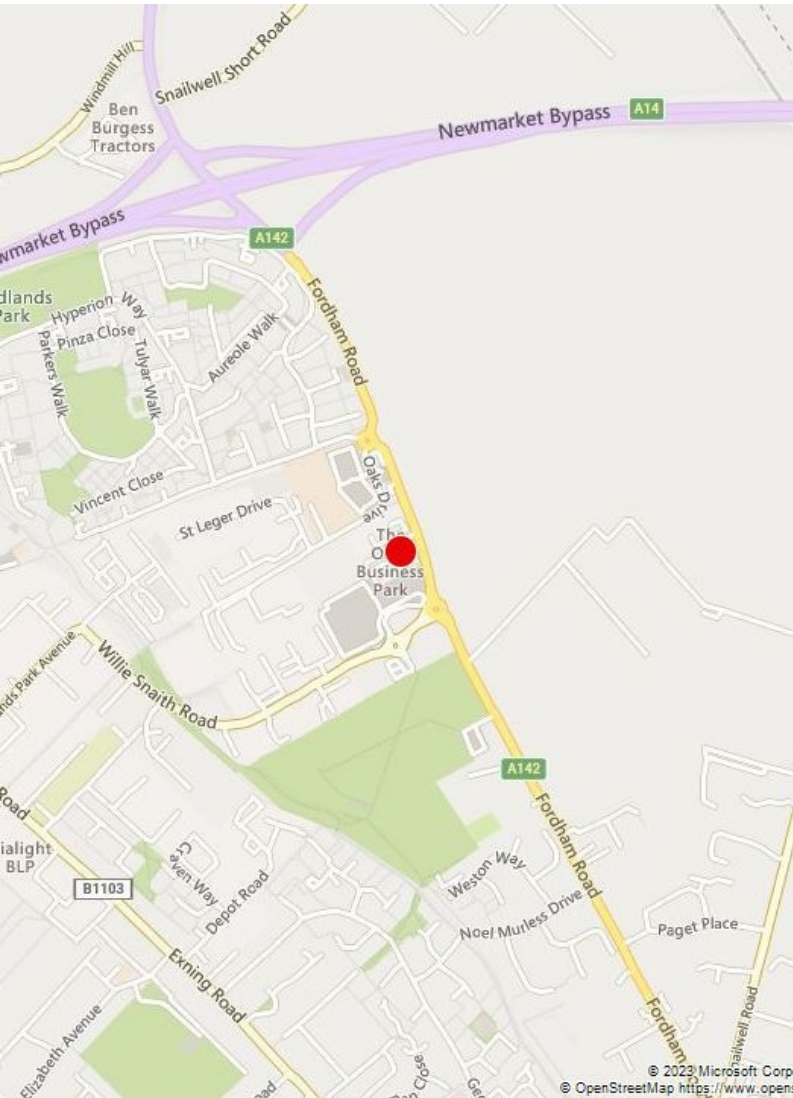
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REF: A0669 / 03.04.25

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