

# Prominent Roadside Industrial Unit - TO LET

Duxford House Willie Snaith Road, Newmarket, Suffolk, CB8 7SU

# Merrifields



Size: 7,278 Sq Ft

High Profile position on Willie Snaith Road


Nearby occupiers include Travis Perkins, Cinch Storage and Encon


Unit includes open plan storage and first floor office space

Suitable for Trade Counter and other industrial uses STPP

Available TO LET on terms to be agreed

 01284 700 700

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

## Description

Roadside Trade Counter / Industrial Unit located on the Newmarket Industrial Estate and within 1 mile of J37 of the A14. The unit is located fronting Willie Snaith Road close to other Trade counter/Roadside users such as Travis Perkins, Encon Insulation, Screwfix, Cinch Storage and Toolstation.

The unit has open plan storage areas on the ground with ground and first floor offices. To the front, side and rear of the unit has parking for 16 vehicles and yard/loading areas. The specification includes a concrete floor, 2 up and over loading doors, translucent roof lights, LED lighting and gas blow heaters.

## Accommodation

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

Ground Floor Offices and Warehouse	561.95 Sq M	6,049 Sq Ft
First Floor Offices	114.17 Sq M	1,229 Sq Ft
<b>Total</b>	<b>676.13 Sq M</b>	<b>7,278 Sq Ft</b>

There are 16 car parking spaces demarcated to the front and side of the unit.



## Availability

The property is available TO LET immediately on terms to be agreed from June 2025.

## Rent

£72,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £56,000 (2023).

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge relating to the shared access road.

## Costs

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

## Use & Planning

The premises have most recently been used for Storage and Distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

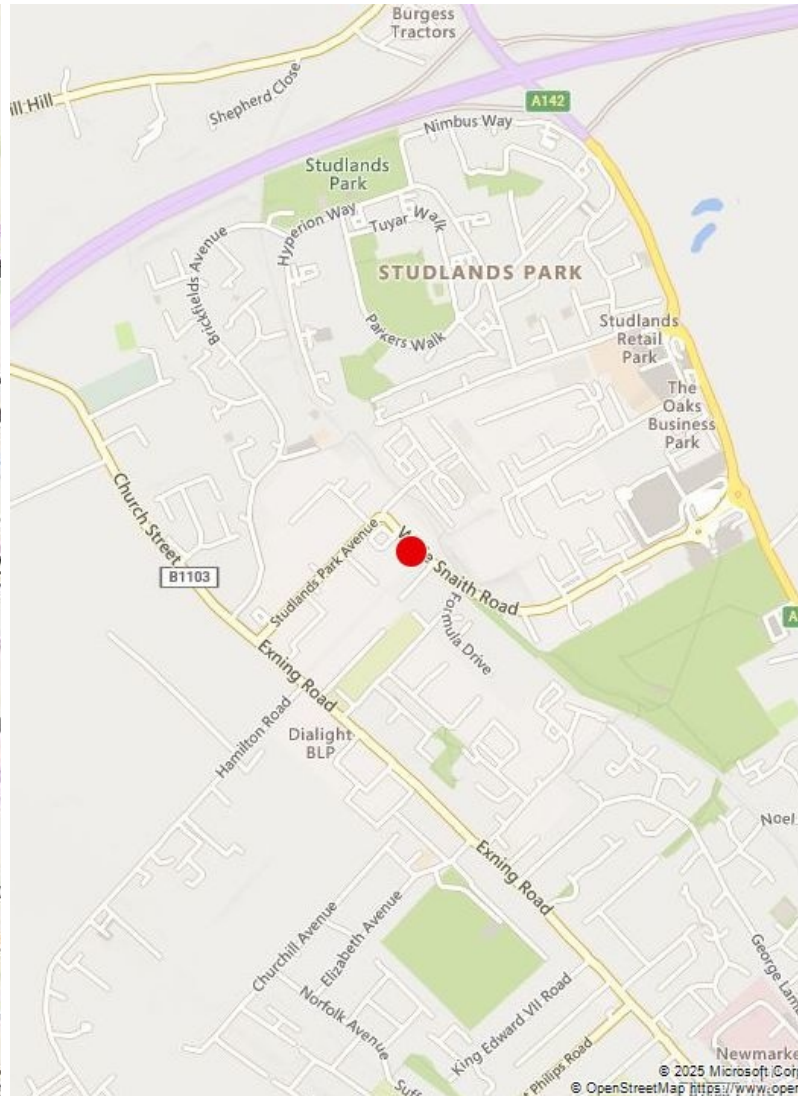
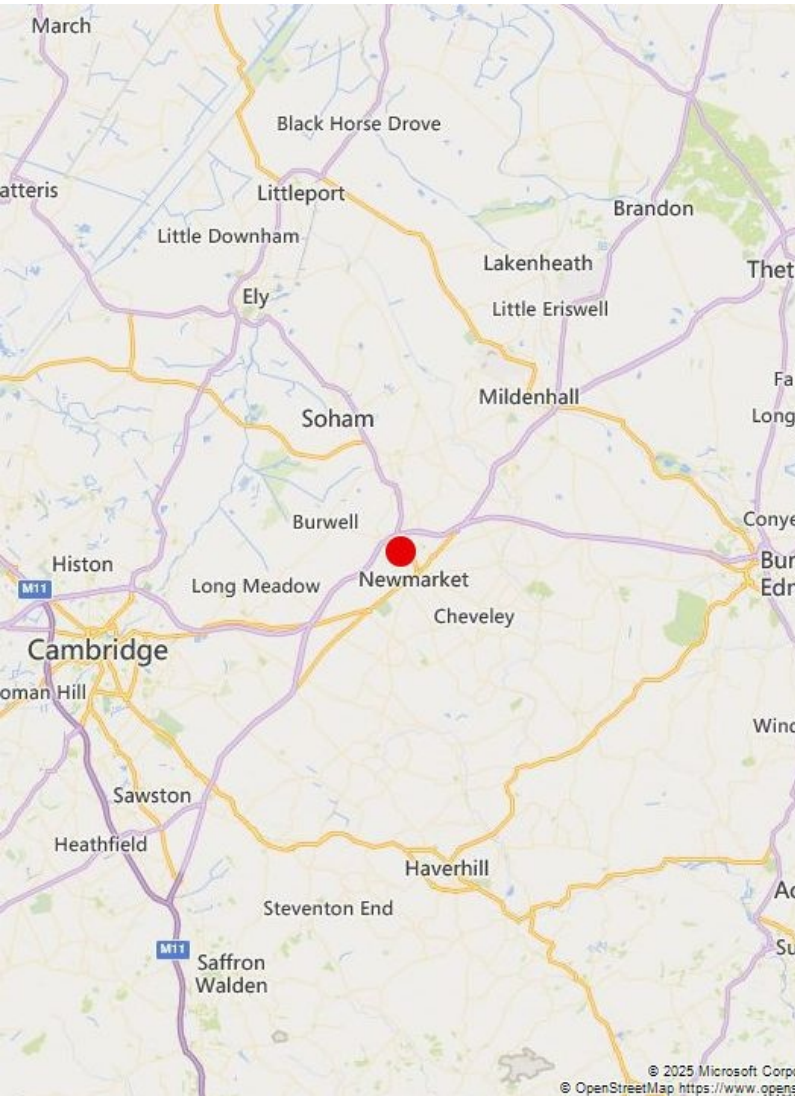
## EPC

The EPC rating is D (98).



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### Viewing & Further Information

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