

Refurbished Good Specification Office - To Let

Suite 1 Newmarket House Snailwell, Newmarket, Cambridgeshire, CB8 7NB

Merrifields



Size: 1,471 Sq Ft

Contemporary office with good specification

Glazed entrance lobby with intercom access

Open plan office space with 8 parking spaces

Available immediately on terms to be agreed

Located 2 miles north of J37 of A14



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

Description

Modern multi occupied office building built to a good specification, just north of J37 of the A14 at Newmarket. Located in Snailwell, Newmarket House is approximately 30 minutes from Cambridge

The ground floor office suite is accessed via a contemporary common lobby and is predominately open plan with a studwork meeting room. The space also benefits from its own kitchenette and WC facilities. The specification includes, intercom access, carpeting, inset LED lighting, air cooling/heating and good parking provision.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	136.66 Sq M	1,471 Sq Ft
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Availability

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

Rent

£20,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £22,750 (2026).

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.
The units current service charge contribution for the period 01/07/2025 to 30/06/2026 is £4,830.22.

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

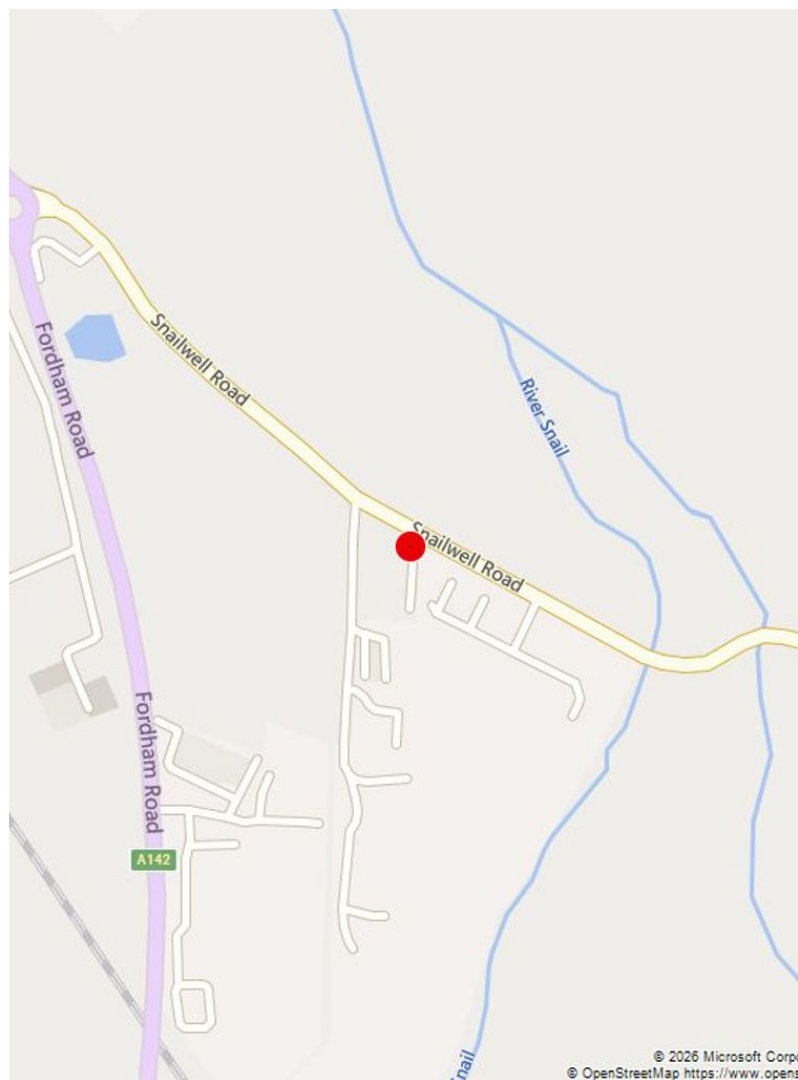
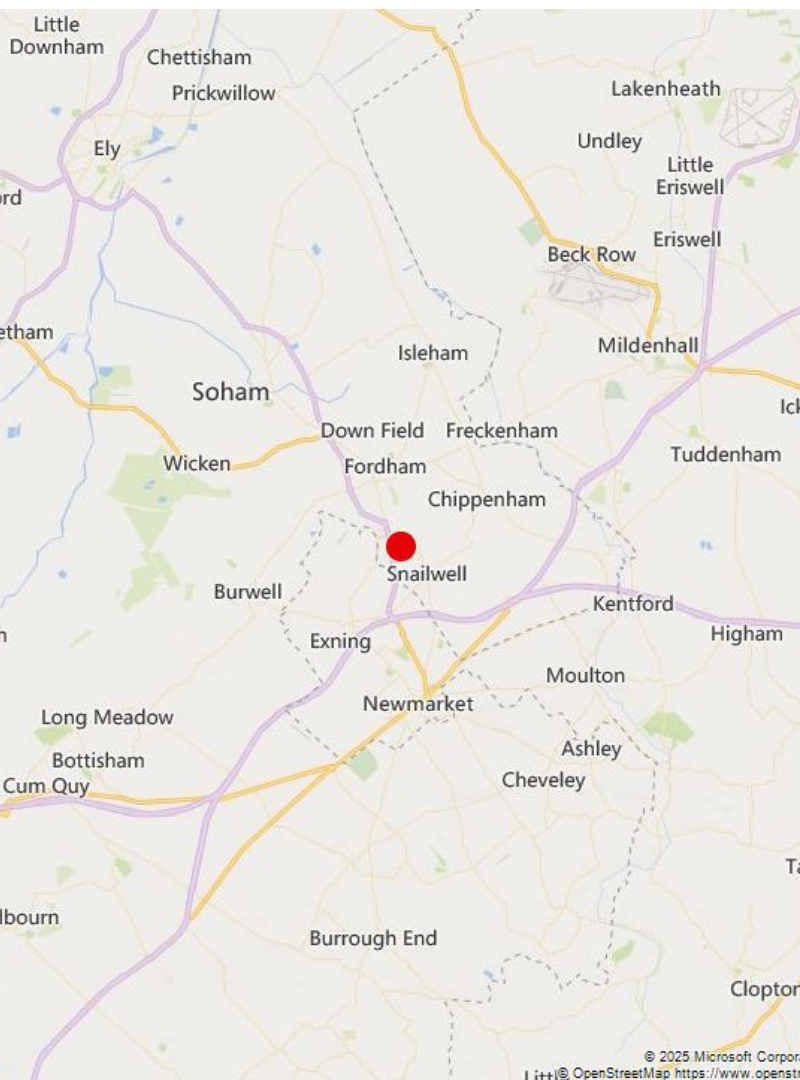
The EPC ratings are B (35).



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Viewing & Further Information

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