

## 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



## 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 ingoing 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

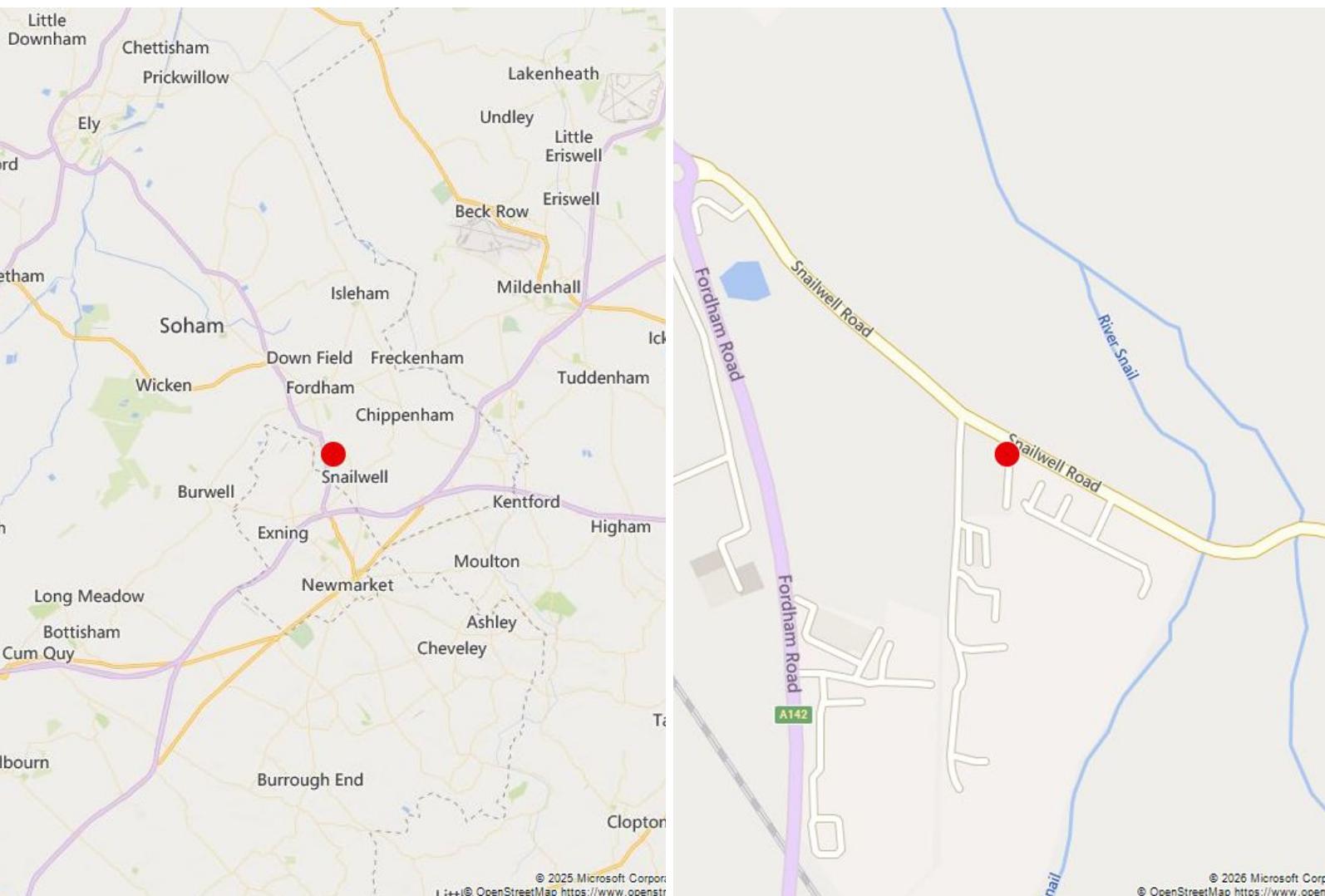
The EPC ratings are B (35).



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## Viewing & Further Information

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