

# Modern Business Unit - TO LET

Unit 4 109 Fordham Road, Snailwell, Newmarket, Suffolk, CB8 7NB

# Merrifields



Size: 1,223 Sq Ft

Located approximately 2 miles north of the A14

Car Parking available


Approximate GIA of 1,223 sq ft


Suitable for E (g), B2 and B8 uses (STPP)

Available on a new lease on terms to be agreed



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## Description

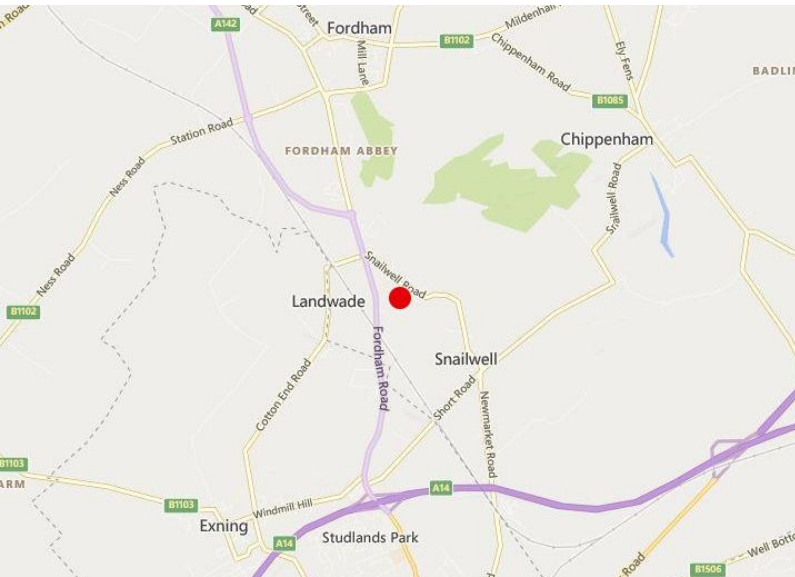
Well-presented business unit located approximately 2 miles north of junction 37 of the A14.

The unit is of steel frame construction with steel external cladding, internal block walls, office and WC. It has a Gross Internal Area of approximately 1,223 sq ft and a first floor light storage area of 177 sq ft. The unit further benefits from high bay lighting, insulated access door, concrete floor and parking areas.

## Accommodation

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

Total	1,223 Sq Ft	113.62 Sq M
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## Availability

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

## Rent

£11,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £7,900 (2017)

## 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 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. The property may be suitable for those uses that fall within an E (g), B2 and B8 use class (STPP).

## EPC

The EPC rating is D (96)

## Viewing & Further Information

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REF: A0522 / 26.04.22

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