

Part let Office Investment / Headquarters Building Opportunity - For Sale

Newmarket House Fordham Road, Snailwell, Newmarket, Cambridgeshire, CB8 7NB

Merrifields



Size: 4,971 Sq Ft

Suitable for Owner Occupiers and Investors


Asset Management Opportunities with a potential Gross Yield of 7% once fully let.


Opportunity as a Headquarters Building

Initial rental income of £29,600 per annum with an ERV of £70,894 per annum exc.

Available for Sale Freehold

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

Description

Architecturally designed detached office building built to a high specification. The office building is located just north of the A14 (J37) at Newmarket.

There are four office suites providing 4,971 sq ft of office space off a generous glazed entrance lobby and atrium. The office suites all have exclusive WC's and Kitchens.

The offices have a good specification of fit-out including;

Intercom access

Glazed Atrium / Entrance lobby

Meeting / Board Room

Air cooling / heating

Carpeting

Good parking provision.

Accommodation

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

Suite 1	136.66 Sq M	1,471 Sq Ft
Suite 2	95.69 Sq M	1,030 Sq Ft
Suite 3	129.87 Sq M	1,398 Sq Ft
Suite 4	99.59 Sq M	1,072 Sq Ft
Total	461.81 Sq M	4,971 Sq Ft

The site includes 30 parking spaces and a compound at the end of the car park which could be converted to more parking (36 car parking spaces in total).



Availability

The property is available FOR SALE freehold immediately subject to the existing tenancies. The building is currently producing £29,600 per annum exclusive. Tenancy Schedule is available on request.

Price

Guide Price of £1,000,000 exc.

VAT

The premises are opted for VAT.

Business Rates

The Rateable Values are; Unit 1: £22,500 Unit 2: £16,500, Unit 3: £22,750, Unit 4: £15,000

Service Charge

The tenants are 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 predominantly offices but are suitable for a variety of commercial, business and service uses within class E of the use classes order.

EPC

The EPC ratings are; Unit 1: B (35), Unit 2: B (35), Unit 3: B (26), Unit 4: B (28).



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[Viewing & Further Information](#)

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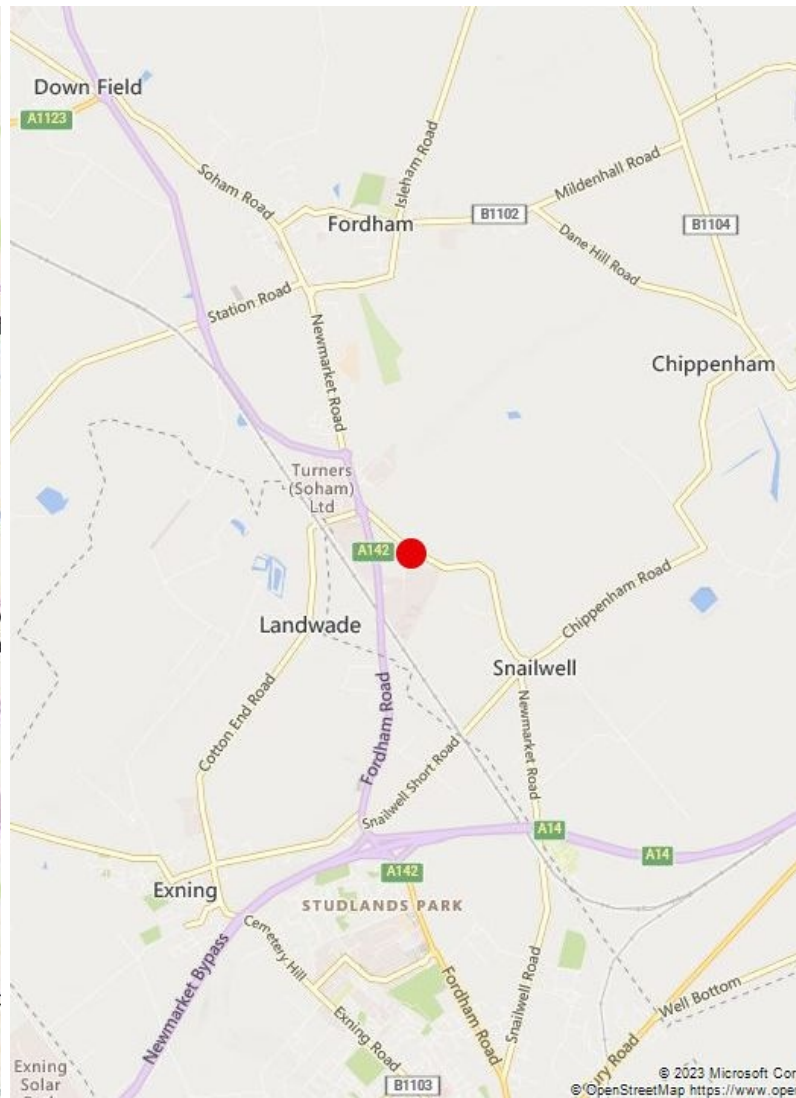
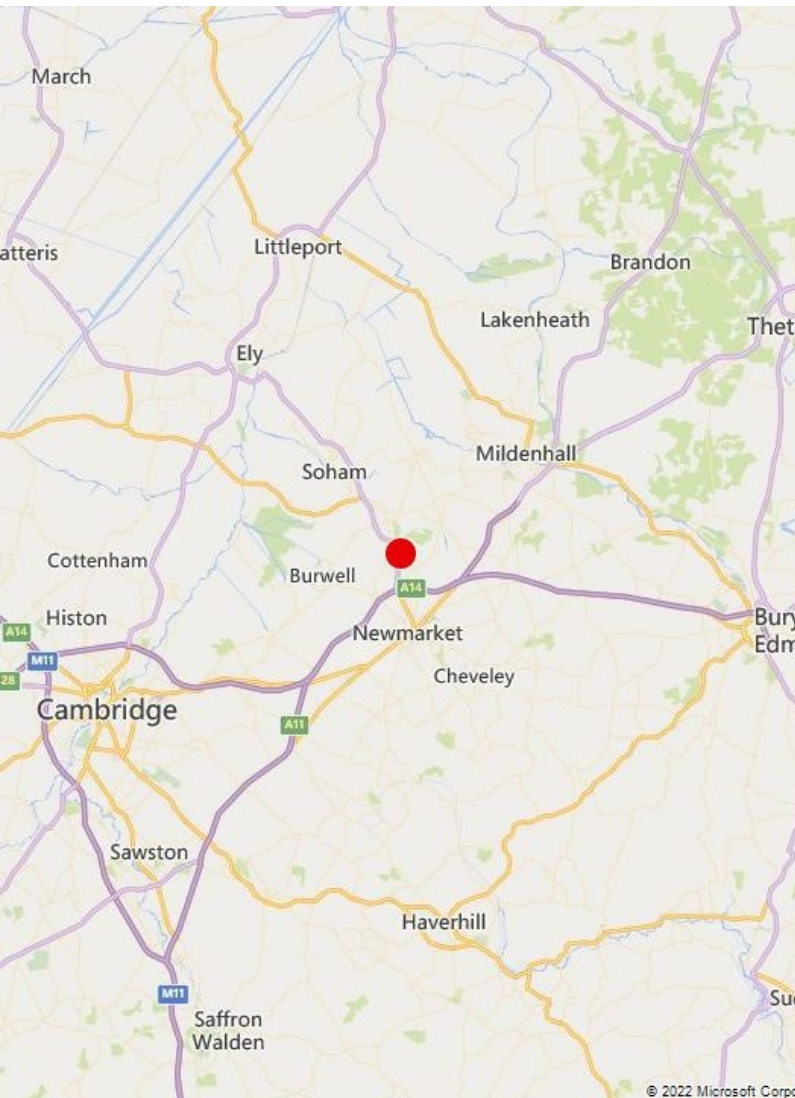
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