

Modern Headquarters Office Building - To Let

Cheveley House, Fordham Road, Newmarket, CB8 7XN

Merrifields



Size: 8,976 Sq Ft

High Profile Office located on Newmarket Business Park


Modern headquarters style office with Excellent Specification


Includes open plan offices with meeting and board rooms and good onsite parking provision

Suitable for Office and Medical / Health operators

Available To Let immediately on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

Cheveley House is prominently located on Fordham Road on the edge of Newmarket Business Park, the main commercial hub of Newmarket. The property has excellent access to the A14 at Junction 37 as well as access to Newmarket Town Centre via Fordham Road. Neighbouring occupiers include Genesis Care, LB Medical and the NHS.

The property comprises a detached office building with brick elevations under a pitched tiled roof. The accommodation consists of mostly open plan office space over ground and first floors. The accommodation also includes Reception area, meeting rooms, board room, kitchen break-out space and Male and female WC's over ground and first floors off a central stairwell. Externally there is a right to park 36 cars in the common parking area.

The specification includes; LED lighting, air conditioning, central heating, window blinds and data cabling. There is high quality windows and glazing throughout letting in a large amount of natural light.

Accommodation

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

| | | |
|--------------|-------------|-------------|
| Ground Floor | 418.14 Sq M | 4,501 Sq Ft |
| First Floor | 415.73 Sq M | 4,475 Sq Ft |
| Total | 833.87 Sq M | 8,976 Sq Ft |

There are 36 car parking spaces available



Availability

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

Rent

£140,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The building has 4 different Rateable Values with a combined Rateable Value of £126,750 (2023). The building may need to be re-assessed under one assessment.

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.

Use & Planning

The premises are suitable for Office use as well as Medical and Health Services (STPP) within class E of the use classes order.

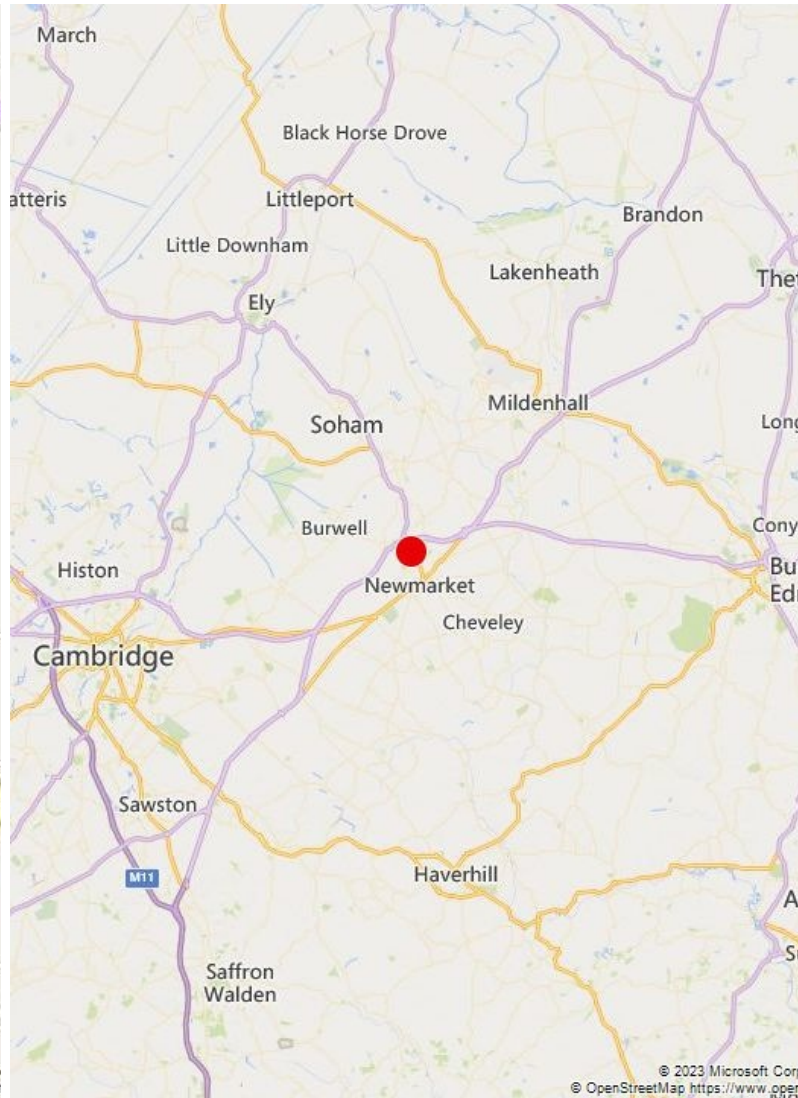
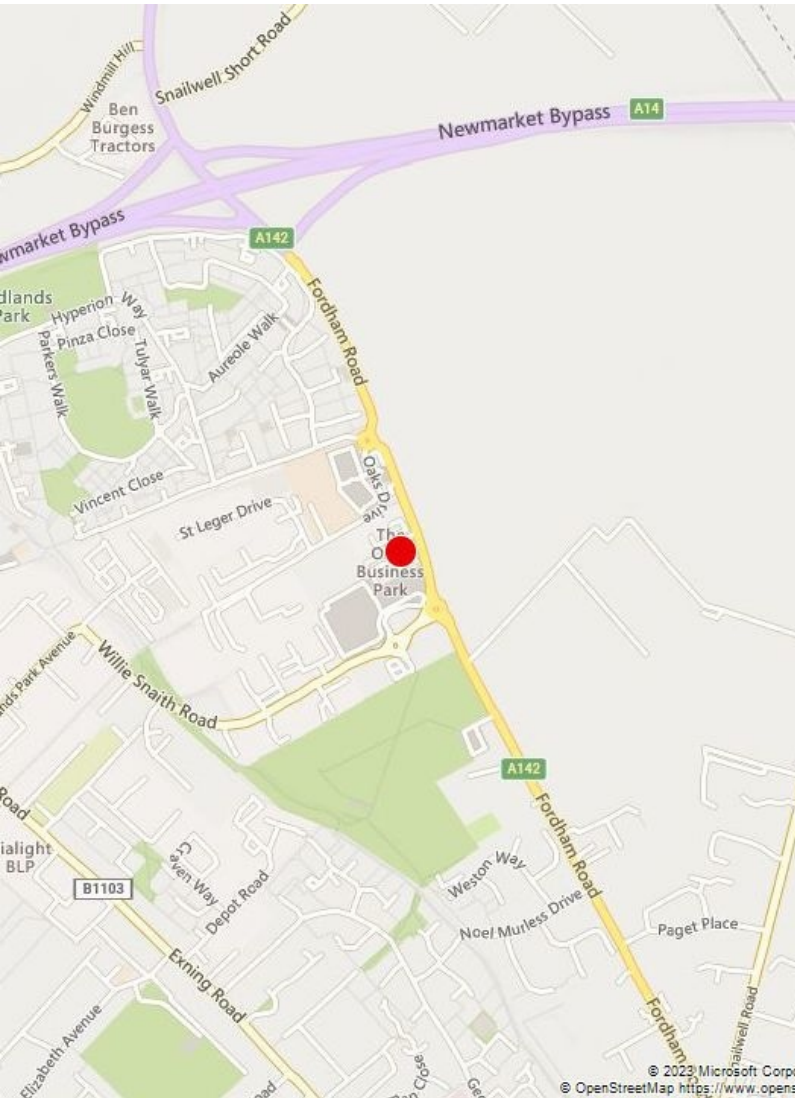
EPC

The EPC rating is C (58).



Modern Headquarters Office Building - To Let

Cheveley House, Fordham Road, Newmarket, CB8 7XN



Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler


01284 700700


mark@merrifields.co.uk

REF: A0669 / 29.02.24

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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