

Business Unit - To Let

Unit 2, Enterprise Court, Studlands Park Avenue, Newmarket, Suffolk, CB8 7EP

Merrifields



Size: 1,701 Sq Ft


Workshop and office accommodation

Approximate GIA of 1,697 sq ft

6 parking spaces and a loading forecourt

Suitable for E and other light industrial uses STPP

Available TO LET by way of assignment

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

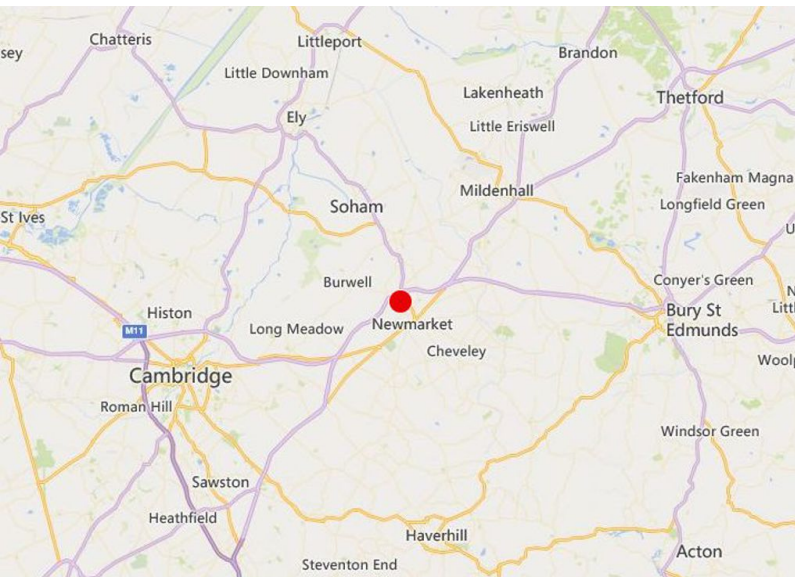
The property is situated in Newmarket, which benefits from direct access to the A14, providing direct access to Cambridge, Bury St Edmunds and the wider East Anglia region, with the A11 also offering convenient links to London and the M11 corridor.

The property is a mid-terrace business unit of steel portal frame construction with internal block work and external brick work and cladding elevations under a pitched roof. The accommodation includes a ground floor workshop/warehouse space, a kitchen, training room and WC with a good quality office on the first floor. Externally, the property offers a loading forecourt and 6 car parking spaces.

Accommodation

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

| | | |
|-------|-------------|-------------|
| Total | 1,701 Sq Ft | 158.02 Sq M |
|-------|-------------|-------------|



Availability

The property is available TO LET immediately by way of assignment.

Rent

£21,000 per annum exclusive.

Price

Assignment to be granted outside the Landlord and Tenant Act 1954.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £19,000 (2026).

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 has planning permission for light industrial under planning number: F/2001/467 The property may be suitable for alternative uses within an E Use class STPP

EPC

The EPC rating is E (101).

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000926 / 15.06.26

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