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Rosalind Franklin House, Fordham Road, Newmarket, Suffolk CB8 7XN

goodman
PROPERTY



- Two storey offices
- 36 car parking spaces
- Comfort cooling

- Approx. 0.5 miles A14
- Adjacent to Tesco Extra
- Prominent location

776 sq m (8,317 sq ft) IDEAL REGIONAL HQ / INVESTMENT OPPORTUNITY FOR SALE/TO LET

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LOCATION

The office is located along Fordham Road, a prominent main arterial road to the town centre from A14 and offers excellent communications to Cambridge, Stansted Airport and London via the A14, A11 and M11. Studlands Retail Park is within a short walking distance with occupiers including Homebase, Asda, Pets At Home, Carpetright, and nearby occupiers including City of London Underwriting, Edmundson Electrical, Mattioli and Woods and NHS.

DESCRIPTION

The available office benefits from the following features: -

- 36 car parking spaces
- Kitchen
- Comfort cooling
- Lift
- Carpeting
- Suspended ceilings
- Cat II lighting
- WCs

ACCOMMODATION

Ground and first floor offices totalling 776 sq m (8,317 sq ft).

Ground floor 380 sq m (4,088 sq ft)
First floor 397 sq m (4,273 sq ft)

LEASE

The property is let as a whole to Hastings Direct for a term expiring 21st November 2017. The current rent is £120,500 per annum.

The building is available as an investment with a short lease term remaining or vacant from 21st November 2017.

RENT / PURCHASE

The offices are available for sale subject to the existing lease, or to let on a new lease for a term by arrangement from 21st November 2017. The landlord will consider letting the property on a floor by floor basis. Terms on application.

PLANNING

The property has consent for use under Class B1 (a) Offices. Interested parties should make their own enquiries and fully satisfy themselves as to the necessary consents. (Forest Heath District Council 01638 719000).

RATES

The rateable value is £112,000. Interested parties should make their own enquiries of the relevant planning authority to determine actual rates payable.

EXPANSION LAND

Planning exists for a further 20-30,000 sq ft of offices on site. Further information on application.

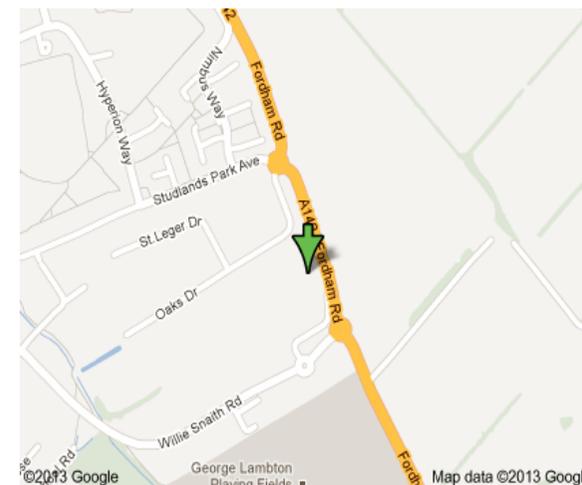
VIEWING

By appointment with Goodman Property

Contact: Johnny Goodman
Tel: 01223 873195 / 07770 624769
Email: jg@goodmanproperty.co.uk

ENERGY PERFORMANCE CERTIFICATE

EPC rating D 77.



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PROPERTY MISDESCRIPTIONS ACT

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