

56 The Lane, Hauxton, Cambridge CB22 5HP
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Part Ground Floor, Hyperion House, Fordham Road,
Newmarket, Suffolk CB8 7XN

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PROPERTY



- Newly refurbished offices
- 10 car parking spaces
- Comfort cooling

- Approx. 0.5 miles A14
- Adjacent Studlands Retail Park and Tesco
- Prominent location

215 sq m (2,314 sq ft) MODERN OFFICES TO LET

First Floor, Hyperion House, Fordham Road, Newmarket, Suffolk CB8 7XN

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LOCATION

This part ground floor office is located along Fordham Road, a prominent main arterial road to the town centre from A14 and offers excellent communications to Cambridge, Stansted and the East Coast ports and London via the A14, A11 and M11. Studlands Retail Park is very close by, with occupiers including Homebase, Netto, Pets At Home, Carpentryright, and nearby occupiers including Edmundson Electrical, Atkinson Bolton and NHS.

DESCRIPTION

The available office is located on the first floor and benefits from the following features:-

- 10 car parking spaces
- Newly Refurbished
- Kitchen
- Comfort cooling
- Carpeting
- Suspended ceilings
- Category II lighting
- WCs

ACCOMMODATION

Offices 215 sq m (2,314 sq ft)

RENT

The offices are available to let on a new lease for a term by arrangement at a rent of £17.50 per sq ft.

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 with effect from 24 August 2010 is £32,000. Interested parties should make their own enquiries of the relevant planning authority to determine actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

EPC rating C (51)

VIEWING

By appointment with Goodman Property

Contact: Johnny Goodman

Tel: 01223 873195 / 07770 624769

Email: jg@goodmanproperty.co.uk

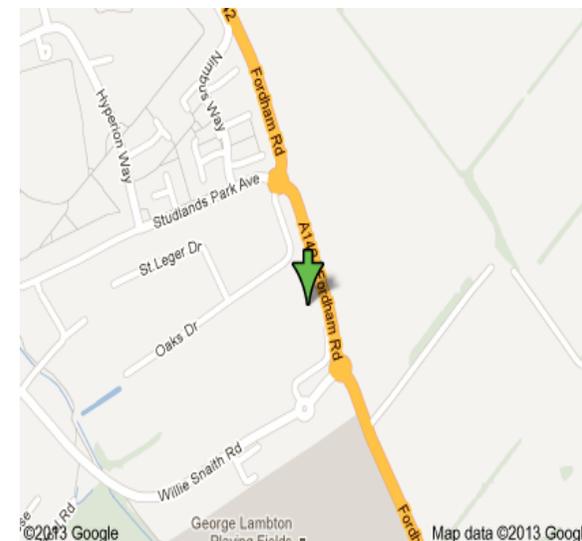


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