

# OFFICES TO LET IN NEWMARKET

14 King's Court,  
Willie Snaith Road,  
Newmarket, Suffolk,  
CB8 7SG



**Approx. 374.2 – 773.5 sq m (4,135 – 8,433 sq ft)**

- Modern offices on established business park close to A14 (J37)
- Cat II lighting – to be refurbished
- To let on a new lease(s) – available March 2021 or earlier by arrangement
- 8-person automatic passenger lift
- Flexible open plan floor plate with kitchen and wc's
- Rent from £17.50 per sq ft
- 32 car parking spaces

**GROUND AND FIRST FLOOR – WILL SPLIT**

## LOCATION

The property is located on the established King's Court office park on Willie Snaith Road, just off Fordham Road, a prominent main arterial road to the town centre from A14.

Newmarket offers excellent communications to Cambridge, Stansted and the East Coast ports and London via the A14 (J37), A11 (J38) and M11. Tesco and Studlands Retail Park (Homebase/Asda/Pets At Home/Carpetright/Halfords) are both within a short walk.

Other occupiers nearby include Bronkhorst; E.C.Harris UK Ltd; Four Seasons Healthcare and National Farmers' Union.

## DESCRIPTION

The property comprises a two-storey modern detached office building with tower with useful storage area. The accommodation is located on ground and first floors and is arranged to provide a mix of cellular offices & open plan areas and benefits from the following features: -

- **32 on site car spaces**
- **Schindler 8-person automatic passenger lift**
- **Suspended ceilings with Cat II and diffuser lighting**
- **Fully carpeted**
- **Combination of open plan/cellular offices**
- **Kitchen facilities**
- **WC's/disabled facilities**
- **Glazed and solid partitioning**
- **Fully fitted blinds**
- **Fibre internet connection**

Ground floor	374.2 sq m (4,135 sq ft)
First floor	387.9 sq m (4,175 sq ft)
Tower storage	11.4 sq m (123 sq ft)
<b>Total</b>	<b>773.5 sq m (8,433 sq ft)</b>

The landlord is prepared to split this suite on a floor by floor basis.

## LEASE

The offices are available on a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only review.

## RENT

The offices are available to let at a quoting rent of £17.50 per sq ft exclusive for the whole. VAT is

payable on the rent and all outgoings at the prevailing rate.

## SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agents.

## PLANNING

The building has consent for use as offices under Class E/B1 of The Town and Country Planning (Use Classes Order) 1987.

Planning consent for the intended use should be checked prior to lease by the incoming tenant.

## RATEABLE VALUE

Rateable Value £114,000 for the whole. Please confirm actual amount with the local rating authority.

## EPC

EPC Rating E 113.

## LEGAL FEES

Each party is to pay their own legal and professional costs.

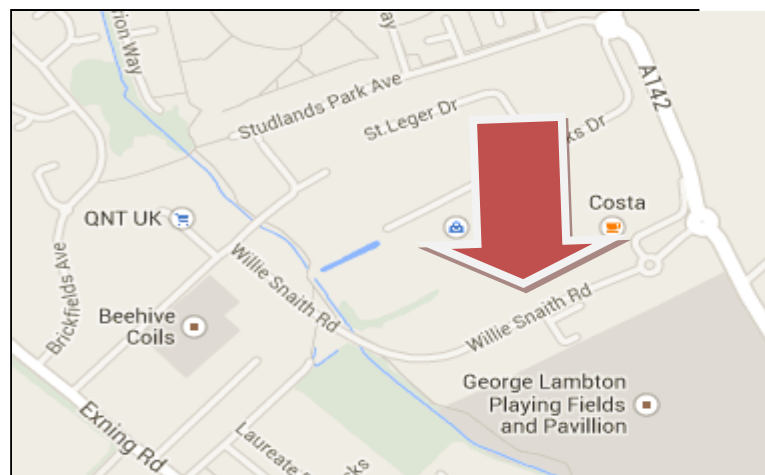
## VIEWING

Strictly by appointment only via

Johnny Goodman at Goodman Property

t: 01223 873195 or 07770 624769

e: [jg@goodmanproperty.co.uk](mailto:jg@goodmanproperty.co.uk)



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