

# INDUSTRIAL UNIT TO LET

Unit 4 Minton Enterprise Park  
Oaks Drive  
Newmarket  
Suffolk CB8 7YY



**1,234.5 sq m (13,288 sq ft)**

- Industrial unit to let
- Excellent access to A14 and the region's road network
- Available January 2021
- Car parking

## TO LET

## LOCATION

Newmarket is approximately 65 miles north of London, 18 miles to the East of Cambridge and 17 miles to the West of Bury St Edmunds.

The A14 provides access to the East Coast ports and connections to other major trunk roads such as the A11, M11 and A1. Newmarket railway station is on the Cambridge - Bury St. Edmunds - Ipswich rail line.

To find the property, proceed from Fordham Road onto Oaks Drive and continue towards the end of this road. The property is situated on Minton Enterprise Park which is signposted to the left. Other nearby occupiers include Harley Davidson and UK Packaging.

## DESCRIPTION

Unit 4 totals 1,234.5 sq m (13,288 sq ft) and has good quality offices, boardroom, kitchen, staff room and cloakrooms with store.

There is car parking to the front of Unit 4.

## LEASE

The unit is available to let as a whole. The property is available to let from January 2021 on a new lease.

The unit is available on a new full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

## RENT

£4.95 per sq ft. VAT is payable.

## 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 agent.

## PLANNING

We believe the unit has permission for light industrial and warehouse purposes under Class E/B8. Planning consent for the intended use should be checked with Forest Heath District Council (01638 719000) prior to lease by the incoming tenant.

## RATEABLE VALUE

To be re-assessed. Interested parties are advised to check with the Local Rating Authority to check actual rates payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

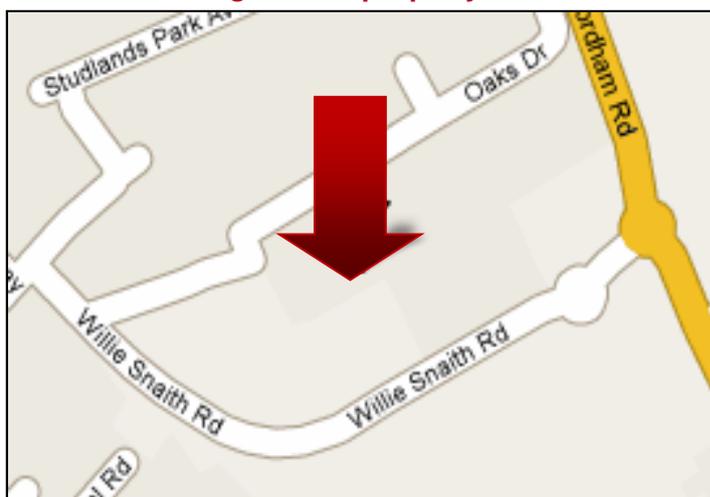
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## VIEWING

By appointment only with  
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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