

TO LET



Suite 15 Lyndon House, Kings Court, Willie Snaith Road Newmarket CB8 7SG

- Newly Refurbished To A High Specification & Contemporary Design
- Excellent Location On Newmarket's Primary Business Park
- Located Within 1 Mile Of Newmarket Town Centre & The A14
- Excellent On Site Parking

Location

Lyndon House is the most prominent building on Kings Court office campus which is situated approximately one mile north west of Newmarket town centre accessed via Willie Snaith Road.

Kings Court forms part of Newmarket's primary business park location with many office occupiers nearby and benefiting from being within approximately one mile of Junction 37 of the A14.

Description

Lyndon House comprises a multi let office building providing self-contained office suites on ground, first and second floors.

Terms

By way of a new leases on flexible terms to be agreed. See full cost schedule for further information.

Service Charge

A service charge is levied for upkeep of the common areas of the building. The tenant is required to pay a fair proportion towards the service charge.

VAT

Applicable. Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Accommodation

Open plan office suite refurbished to a high specification and contemporary design.

The space provides 1,216 square feet of space with private kitchen and access to WC's in common areas which have been extensively refurbished.

There are two allocated parking spaces available with the suite.

EPC

See attached schedule.

Viewings

For viewings and further information please contact:

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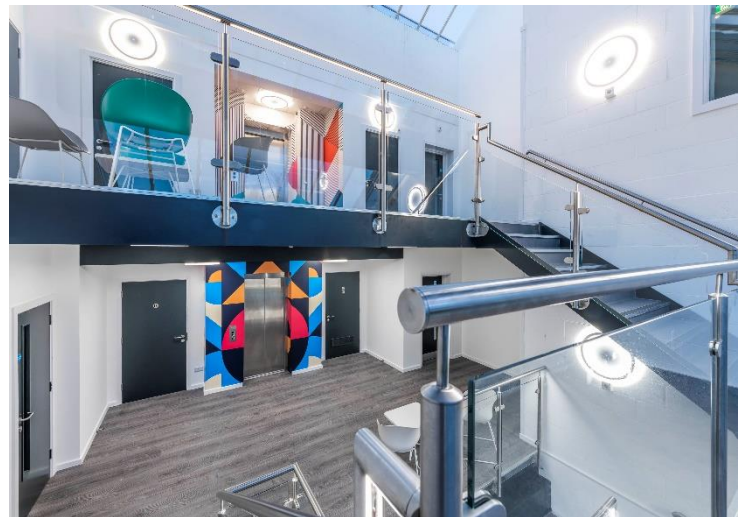
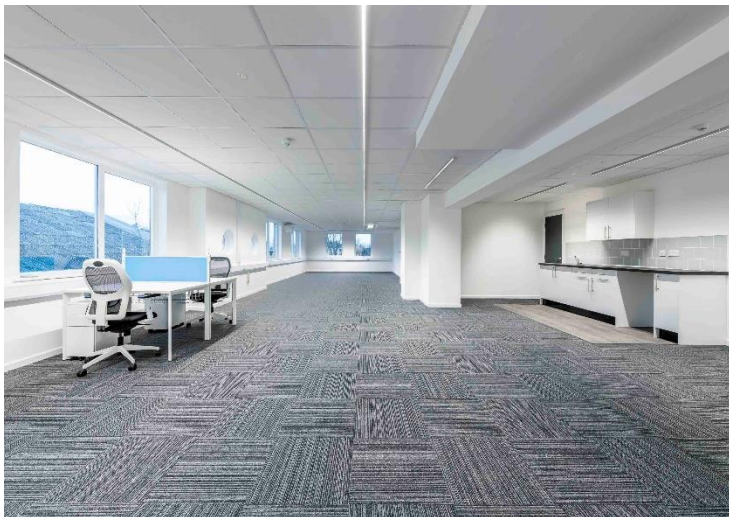
Or through our joint agent Robinson Layer

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Schedule

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Areas quoted are approximate and should not be held as 100% accurate.

Suite No.	Size (per sq ft)	Rent (p.a.x)	Rates Payable	Service Charge (approx)	EPC	Car Parking	Status
15	1,216	£20,064	TBA	£6,080	B-44	5	Available
16	1,081	£17,837	TBA	£5,405	C-71	TBC	Let
8	510	£10,500	N/A	£2,550	D-88	2	Let
7	520	£10,700	N/A	£2,600	D-88	2	Let

* "additional parking available on request"

