

01223 467155

eddisons.com

OFFICE - FOR SALE

Eddisons

Incorporating Barker Storey Matthews



MORECROFT HOUSE, WILLIE SNAITH ROAD, NEWMARKET, CB8 7SQ

Price: £1.4m

Size: 8,430 sq ft (783 sq m)

- Impressive new office building
- Secure self-contained site with 48 parking spaces
- Built to high environmental standards
- Close to A14 providing easy access to M11 and A14

LOCATION

Newmarket enjoys an international reputation as the headquarters of British Horse Racing and Breeding. In recent years Newmarket has experienced strong growth and expansion providing an attractive alternative to Cambridge as a business location.

Excellent communications to Cambridge, Stansted Airport, M25, East Coast Ports and London via the recently improved A11, A14 and M11 make it an ideal regional location. Good public transport links are available via regular train (Cambridge - Ipswich) and bus services to Ely, Bury St. Edmunds and Newmarket town centre.

Morecroft House is prominently situated on Willie Snaith Road, approximately 0.6 miles from the A14 & 1.5 miles from the town centre. Nearby occupiers include Mattioli Woods, Genesis Care, Smiths News, C4 Carbides, Unisurge, Consentino and Bronkhorst UK. Newmarket's Retail Park (Homebase/Halfords/Pets At Home/Carpetright) and Tesco Extra are all within a short walking distance.

DESCRIPTION

Morecroft House is a brand-new high-quality office building arranged over three floors. Built to a high specification, it benefits from the following features:

- Impressive reception with full height glazing and feature staircase
- Air conditioning throughout
- Full mechanical ventilation
- Kitchen and WC facilities on each floor
- Showers
- Passenger lift
- Large PV (20kw)
- Full CCTV
- Secure gated site with access control
- x48 parking spaces
- x22 7.5kw car chargers

ACCOMMODATION

	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	3,244	301.40
First Floor	2,582	239.91
Second Floor	2,603	241.86
Total	8,430	783.17

Areas are approximate net internal.

TENURE

The property is available for sale freehold with vacant possession.

PRICE

£1,400,000 exclusive of VAT.

We understand that the property is elected for VAT and therefore VAT will be payable on the purchase price.

RATES

We understand from from the VOA website that Morecroft House has a rateable value of £84,500.

SERVICES

Mains drainage, water, and electricity are available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

EPC

To be assessed.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contact:

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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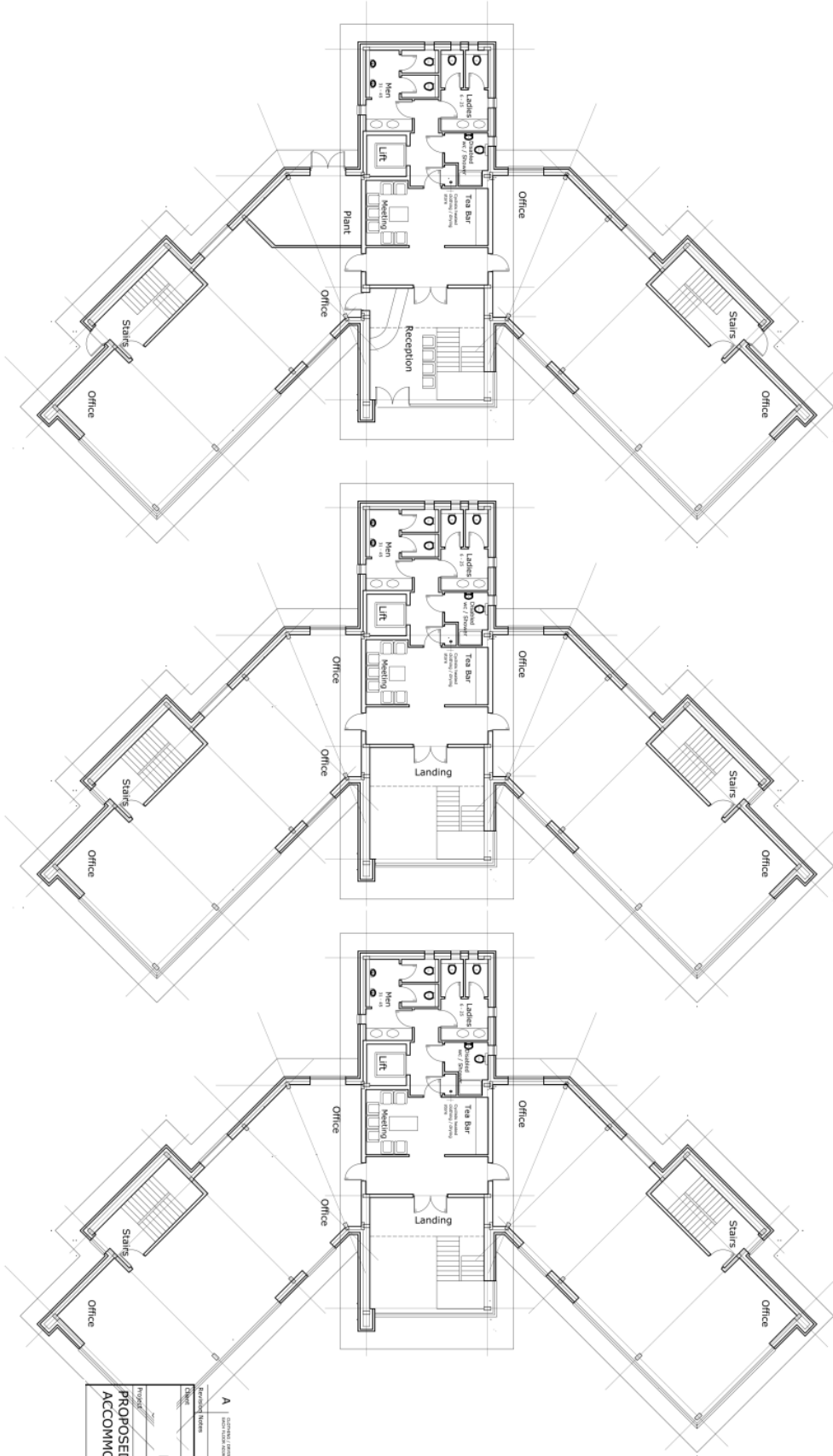
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G R O U N D

F I R S T

S E C O N D



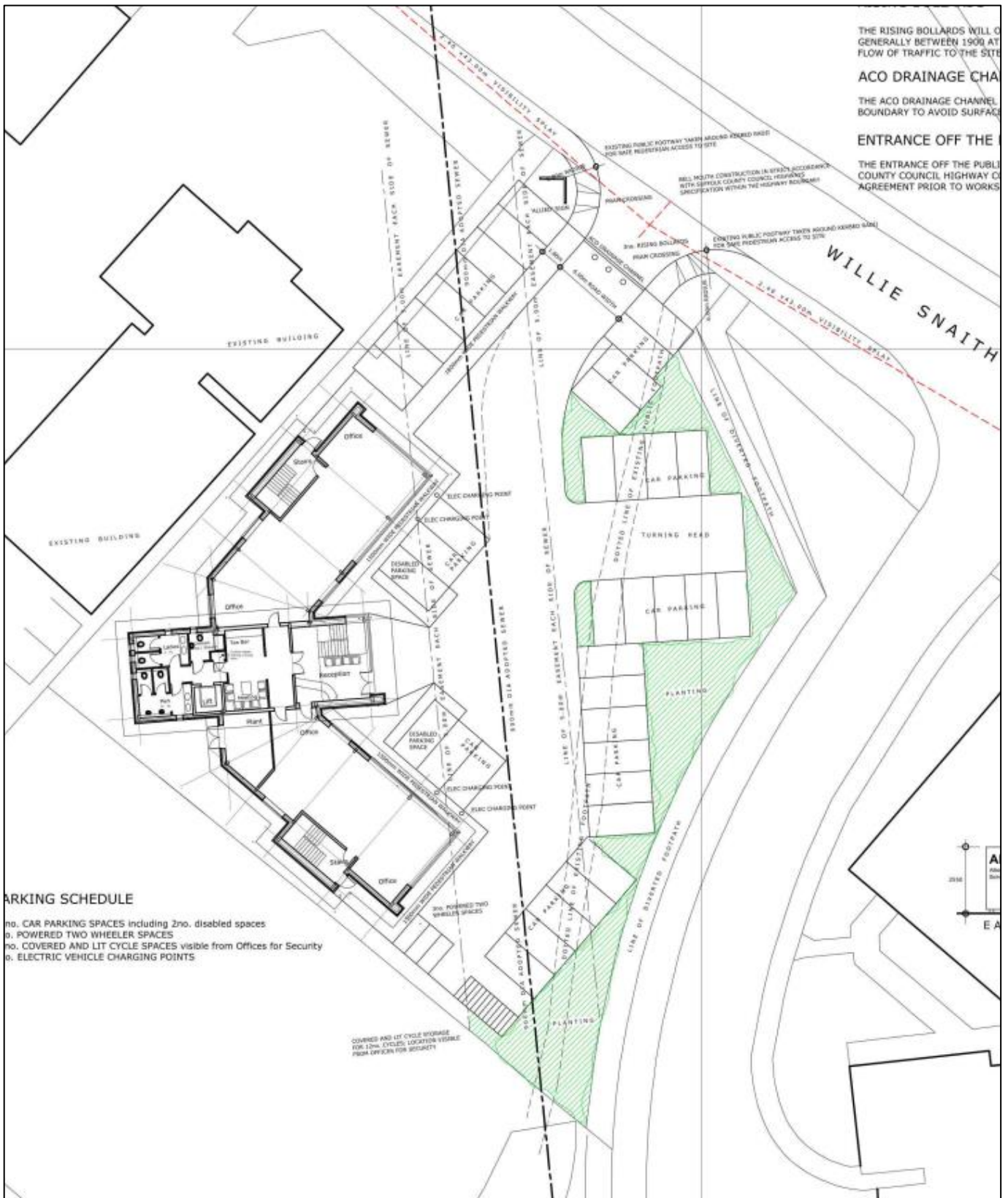
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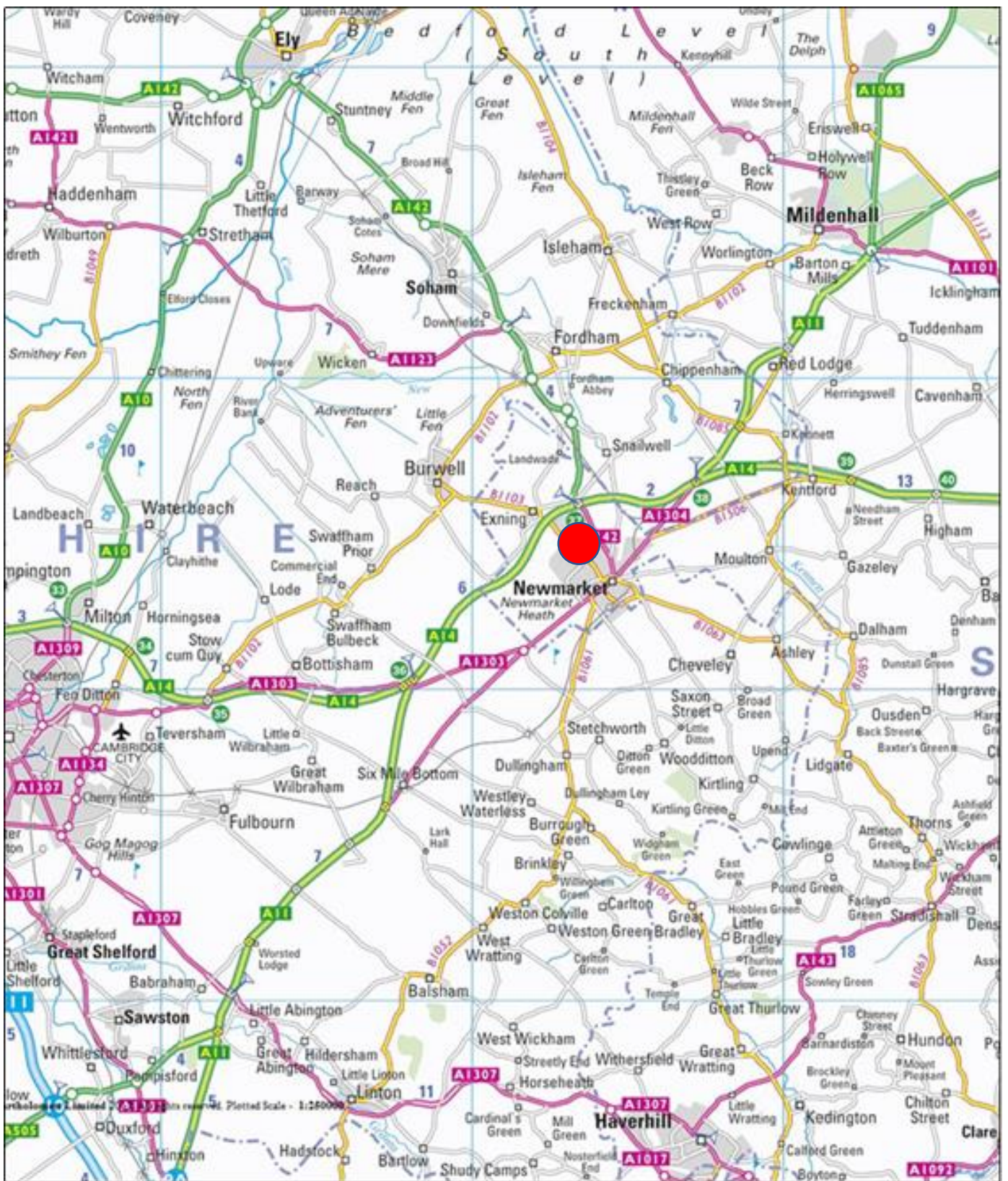
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