

01223 467155

eddisons.com

INDUSTRIAL/TRADE COUNTER – TO LET

Eddisons

Incorporating Barker Storey Matthews



BEECHWOOD HOUSE, DEPOT ROAD, NEWMARKET, SUFFOLK, CB8 0AL

Rent: £64,000

Size: 8,709 sq ft (809 sq m)

- Detached refurbished unit with offices
- Self-contained site of 0.45 acres (0.18 hectares)
- Close to A14 providing easy access to M11 and A11
- Immediately available on a new lease

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.

The subject property is located on Depot Road, an established commercial location under one mile from both the town centre and the A14 (junction 37).

DESCRIPTION

A detached industrial / trade counter unit with gated yard and parking. The property has undergone a comprehensive refurbishment and benefits from the following features:

- x4 roller shutter doors
- 3 phase power
- Intruder alarm
- 4 metre eaves height
- Front offices with trade counter
- Large secure yard to side and rear
- Self-contained site of c.0.45 acres (0.18 hectares)

ACCOMMODATION

	SQ FT	SQ M
Ground floor (warehouse and offices)	6,448	598.99
Mezzanine Storage	900	83.61
First Floor (offices)	1,361	126.46
Total	8,709	809.09

Areas are approximate gross internal.

VIDEO TOUR

<https://my.matterport.com/models/6eRixHpQA1t>

TERMS

The property is immediately available by way of a new lease for a term to be agreed.

RENT

£64,000 per annum exclusive.

We understand that VAT is not payable on the rent.

RATES

The Rateable Value for the property is to be re-assessed. Interested parties should make their own enquiries with the local rating authority to check the amount of business rates which they would pay.

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

This property's current energy rating is E.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contact:

Ben Green

07825 309599

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Ref: 821.175074
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For more information, visit eddisons.com

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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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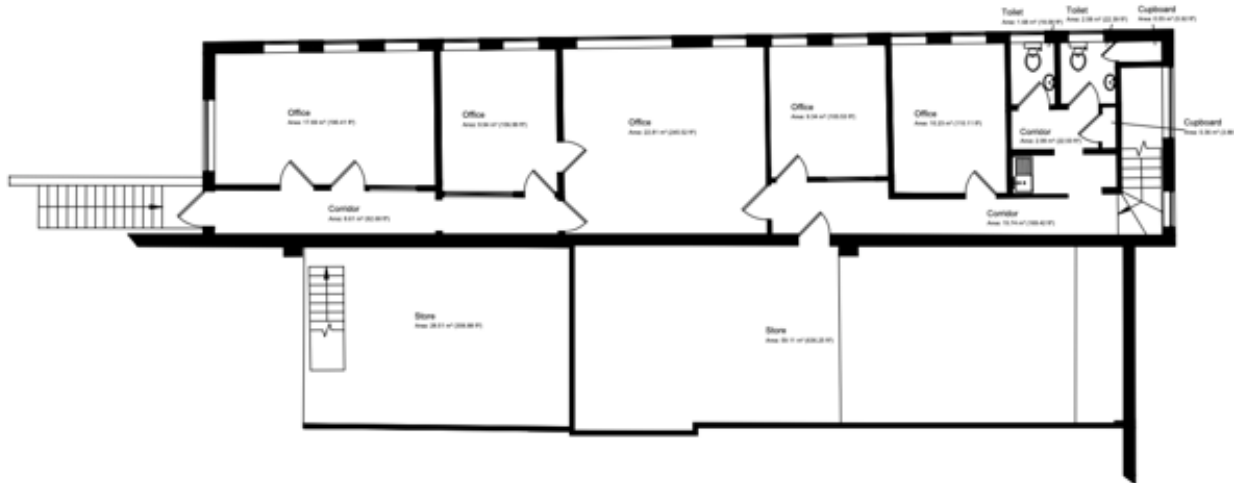
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First Floor

Area: 163.74 sq. metres (1753 sq. ft.)



Insertion Point



Ground Floor

Area: 582.81 sq. metres (6283 sq. ft.)



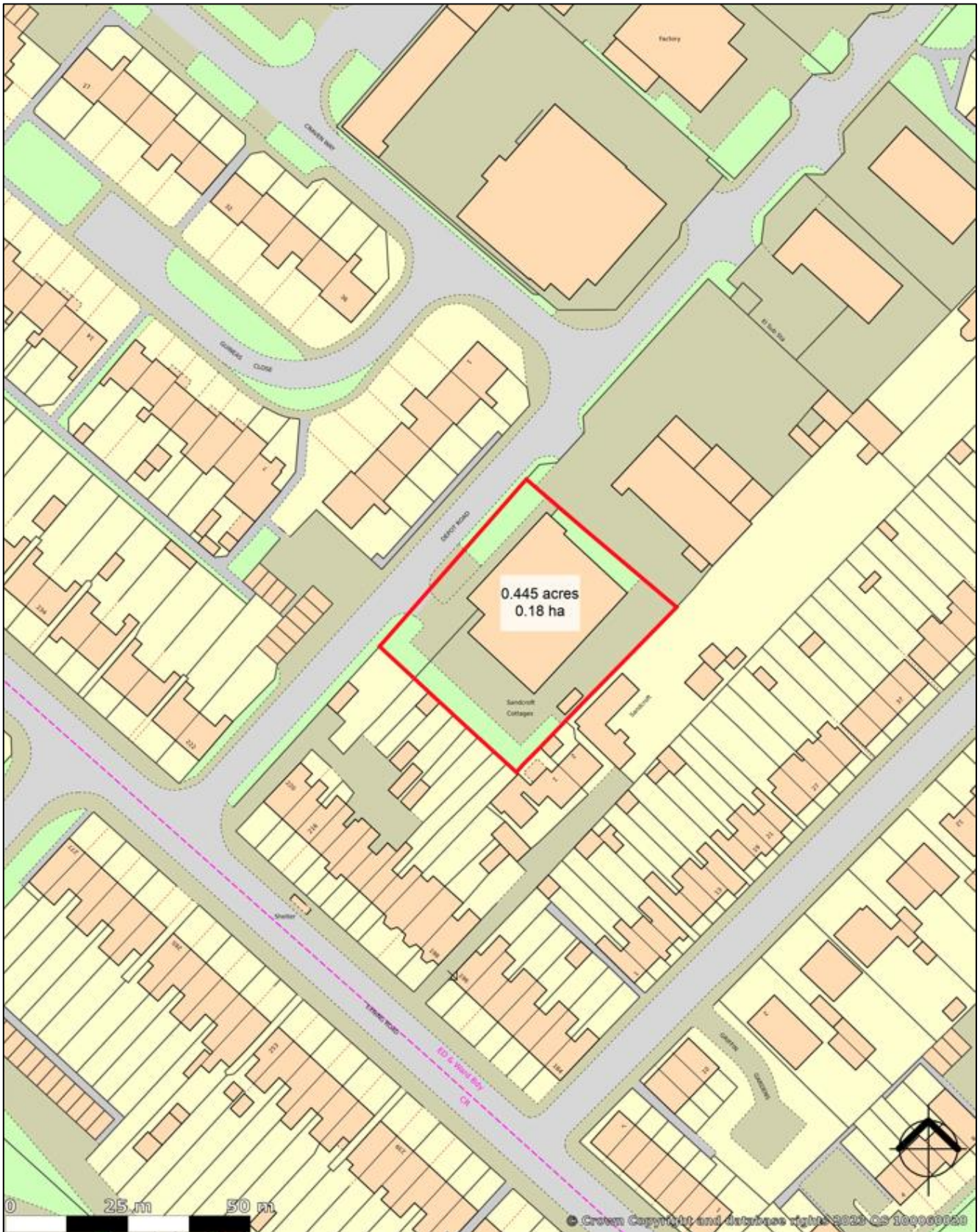
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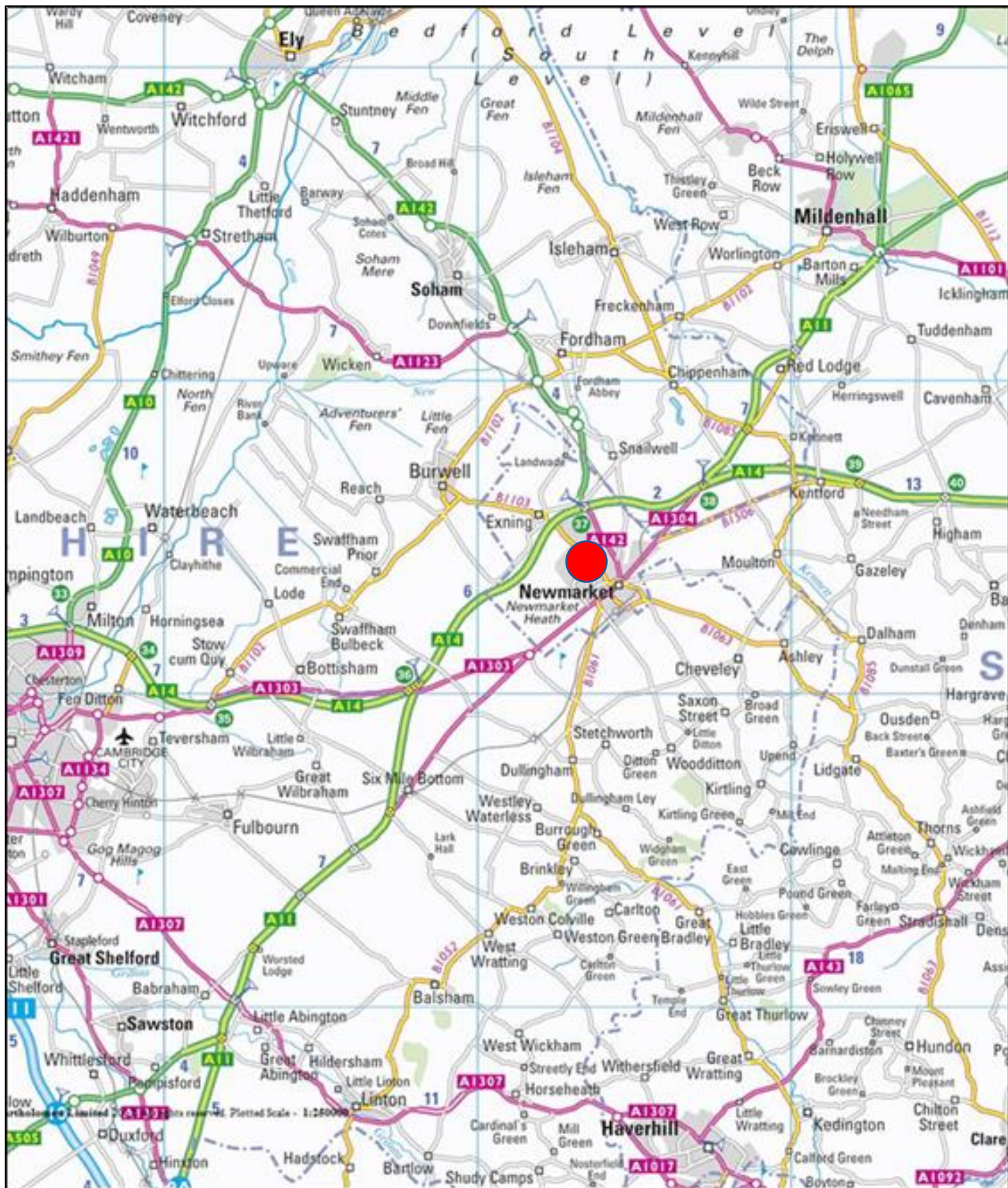
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