

01223 467155

eddisons.com

OFFICES – TO LET

Eddisons

Incorporating Barker Storey Matthews



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

Rent: £1,000 per month

Size: 1,700 sq ft (158 sq m)

- Refurbished first floor offices
- Secure yard space to side & 6 parking spaces
- 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

Self-contained first floor offices which have been comprehensively refurbished, along with secure side yard. The property benefits from the following features:

- High quality fully refurbished accommodation
- Intruder alarm
- Low heighted internal storage area
- Secure side yard
- 6 parking spaces to the front

ACCOMMODATION

| | SQ FT | SQ M |
|---------------------|-------|------|
| First Floor Offices | 1,700 | 158 |

Areas are approximate net internal.

TERMS

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

RENT

£1,000 per calendar month exclusive.

We understand that VAT is not payable on the rent.

RATES

The Rateable Value for the property is £8,200. Interested parties should make their own enquiries with the local rating authority or 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

ben.green@eddisons.com

Joe Berry
07977 231356

joseph.berry@eddisons.com



Ref: 821.175074
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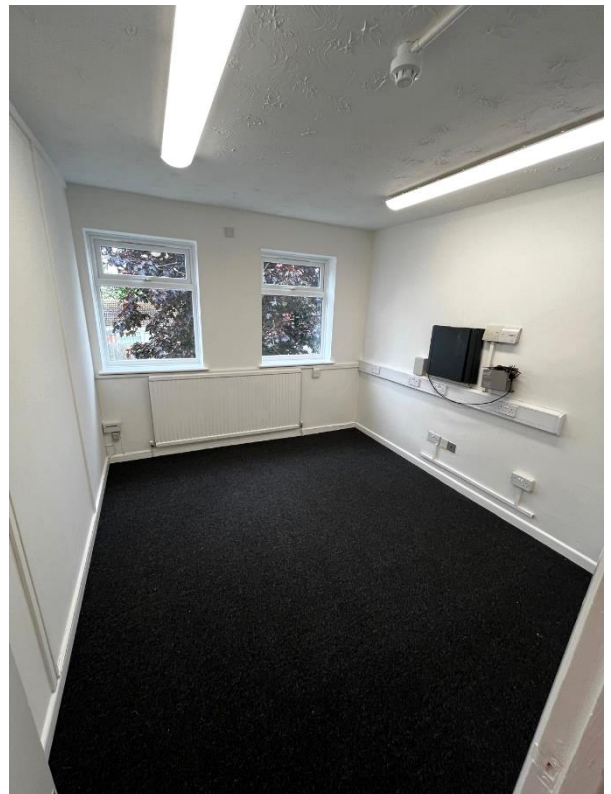
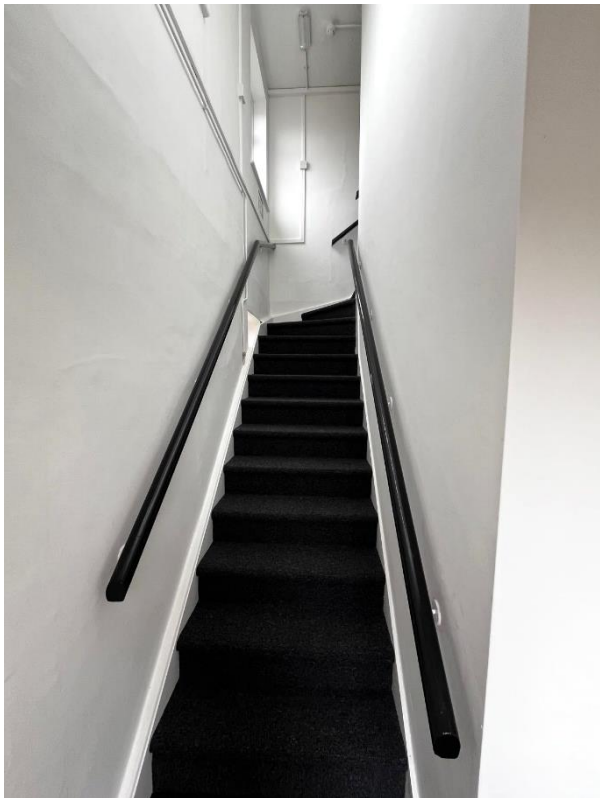
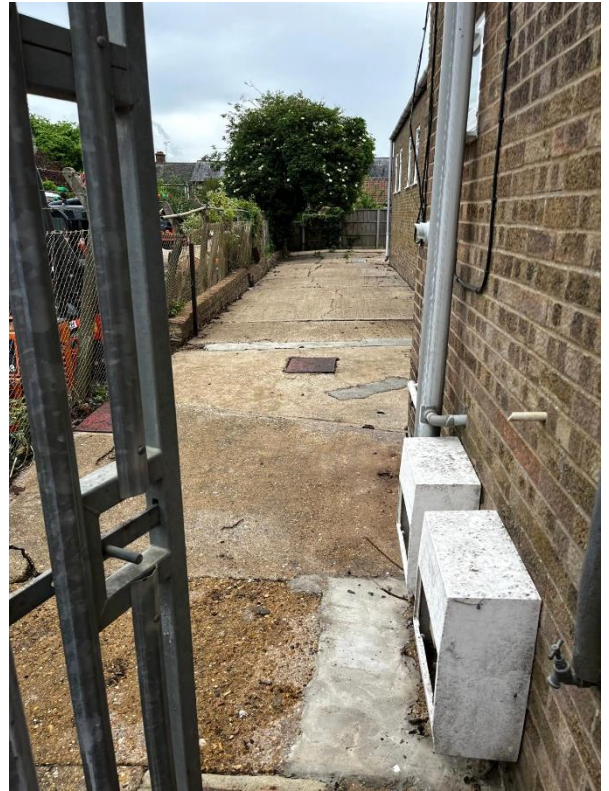
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T: 01223 467155

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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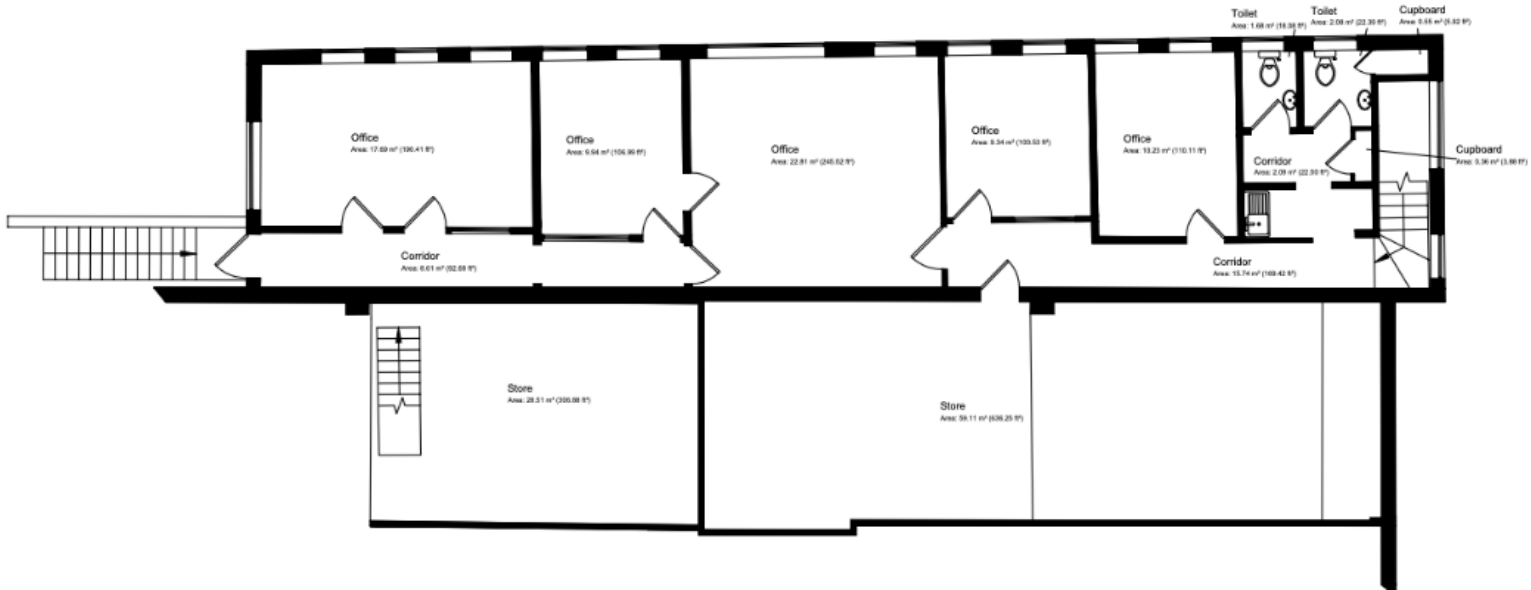
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First Floor

Area: 155.74 m² (1671.50 sq ft)



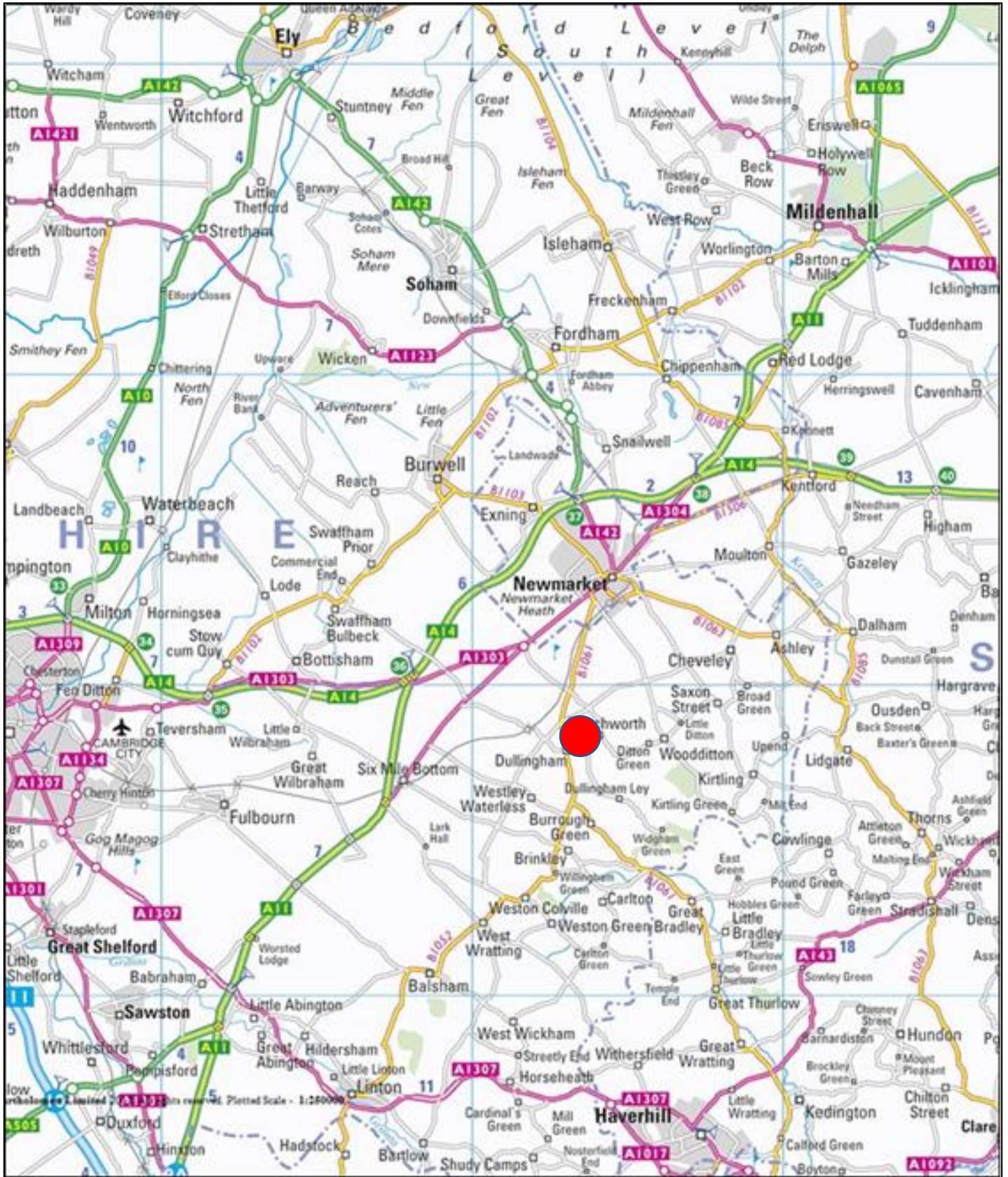
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