

01284 702655

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OFFICE / R&D - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**NEWMARKET BUSINESS CENTRE, 341 EXNING ROAD,  
NEWMARKET, SUFFOLK CB8 0AT**

**Rents From: £4,590 pax**

**Size: 170 – 3,762 sq. ft (15.79 – 349.49 sq. m)**

- Popular business centre
- Modern refurbished accommodation
- Generous on-site parking
- Flexible terms

## LOCATION

The property is situated to the North of Newmarket town centre along Exning road and close to the A14. Newmarket is a market town located in West Suffolk, famous for its links to the horse racing industry. Exning road is one of the main routes linking Studlands Park Avenue, one of Newmarket's popular commercial locations, into the town centre and is home to a mix of occupiers including a leisure centre, primary school, an interior wholesaler and numerous residential dwellings.

## DESCRIPTION

Newmarket Business Centre is a multi-purpose commercial building providing a mix of office, light industrial warehouse, research & development accommodation. The building benefits from generous car parking provisions, board/conference room for hire and the available space has been either refurbished recently or due to be refurbished.

## SERVICES

Mains electricity gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

See attached schedule.

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

## BUSINESS RATES

See attached schedule. Qualifying businesses should benefit from 100% rates relief under current legislation, further details are available from the local authority or valuation office.

For the year commencing 1 April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## RENT

See attached schedule.

Rents are quoted exclusive of VAT, service charge and all other outgoings.

## VAT

We understand that VAT will be charged on the rent.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction. The ingoing tenant may be asked to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the building. See attached schedule.

## EPC

The property has an EPC of E (106). A copy of the EPC is available on our website.

## LEASE TERMS

The premises are available on new internal repairing and insuring leases for a term to be agreed. Alternatively, the landlord is prepared to offer flexible terms by way of a standard tenancy document. Further details are available from the agents.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**incorporating Barker Storey Matthews**  
Davies House  
4 Hillside Road  
Bury St Edmunds  
Suffolk  
IP32 7EA

Contact: Steven Mudd or Simon Burton  
[steven.mudd@eddisons.com](mailto:steven.mudd@eddisons.com) or [simon.burton@eddisons.com](mailto:simon.burton@eddisons.com)  
(01284) 702655

Ref: 114440 240402

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01284 702655

### 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.

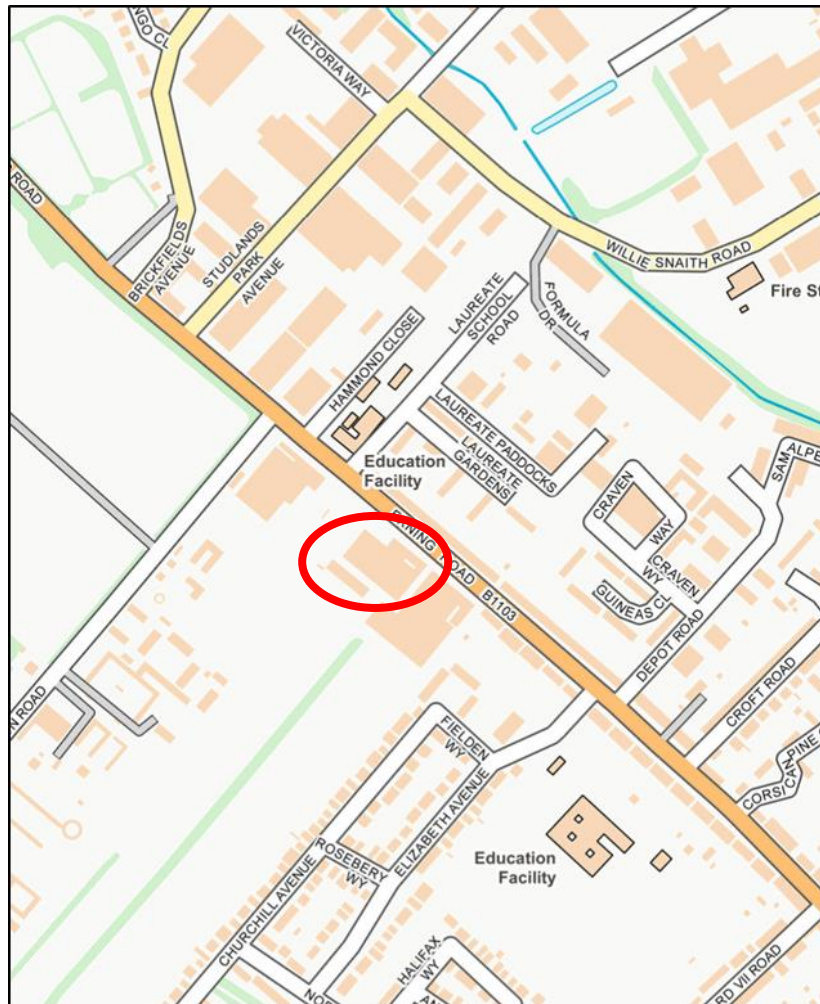
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## ACCOMMODATION SCHEDULE

	Size (sq m)	Size (sq ft)	Rent (£pcm)	Service Charge (£pcm)	Rateable Value (£) From April 2023
Suite 2	36.23	390	£716.63	£146.63	£4,700
Suite 15	54.81	590	£1,229.17	£221.25	£5,700
Suite 18A	15.79	170	£382.50	£63.75	£2,100
Suite 18B	15.79	170	£382.50	£63.75	£1,975
Suite 24	203.46	2,190	£3,650	£319.38	14,250
Suite 28	23.41	252	£525	£94.50	TBC
<b>Total</b>	<b>349.49</b>	<b>3,762</b>			

\* Service charge includes air conditioning where marked.



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