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OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**OFFICES 3 & 4 THE COURT, LANWADES BUSINESS PARK, KENTFORD,
NEWMARKET, SUFFOLK, CB8 7PN**

Rent: £22,350 per annum exclusive

Size: 138.42 sq m (1,490 sq ft)

- Versatile office space
- Ground floor accommodation
- Available on a new lease or flexible terms
- On site allocated parking

LOCATION

The property is located in the village of Kentford just off the A14 and East of Newmarket. Lanwades Business Park is located along the B1506 Bury Road which runs directly into Newmarket town centre. Bury St Edmunds is located approximately 10 miles East and Cambridge approximately 19 miles West.

DESCRIPTION

The accommodation is arranged over ground floor comprises two rectangular office suites with internal stud partitioning. The specification includes carpet tiles, plastered walls, suspended ceilings, CAT II lighting, WC and kitchenette. The offices benefit from on site parking plus separate visitors spaces. Office 4 benefits from double doors which provide excellent loading access for lightweight storage as well as offices.

SERVICES

Mains electricity 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

Office 3	65.4 sqm	(704 sq ft)
Office 4	73.02 sqm	(786 sq ft)
Total NIA	138.42 sqm	(1,490 sq ft)

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a current rateable value of £10,250 (2023 assessment). The offices would qualify for 100% rates relief for eligible businesses.

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.

RENT

The property is available as a whole at a rent of £22,250per annum exclusive. The suites can be made available individually (subject to terms) at rents of Office 3- £10,560per annum exclusive and office 4- £11,790per annum exclusive.

VAT

We understand VAT is charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is 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 will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agents.

EPC

The property has a current EPC rating of E (124).

PLANNING

The premises have most recently been used as offices and we expect similar uses to be appropriate. Interested parties should satisfy themselves as to the suitability of the current planning consent as to their proposed use.

TIMING

The premises are available upon completion of the legal formalities.

LEASE TERMS

The property is available on a new lease for a term to be agreed, alternatively the landlord is able to offer flexible terms by way of a standard tenancy agreement subject to terms.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

incorporating Barker Storey Matthews

12 Forbes Business Centre

Kempson Way

Bury St Edmunds

IP32 7AR

Contact:

Steven Mudd steven.mudd@eddisons.com
(01284) 702655

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For more information, visit eddisons.com
T: 01284 702655

Important Information

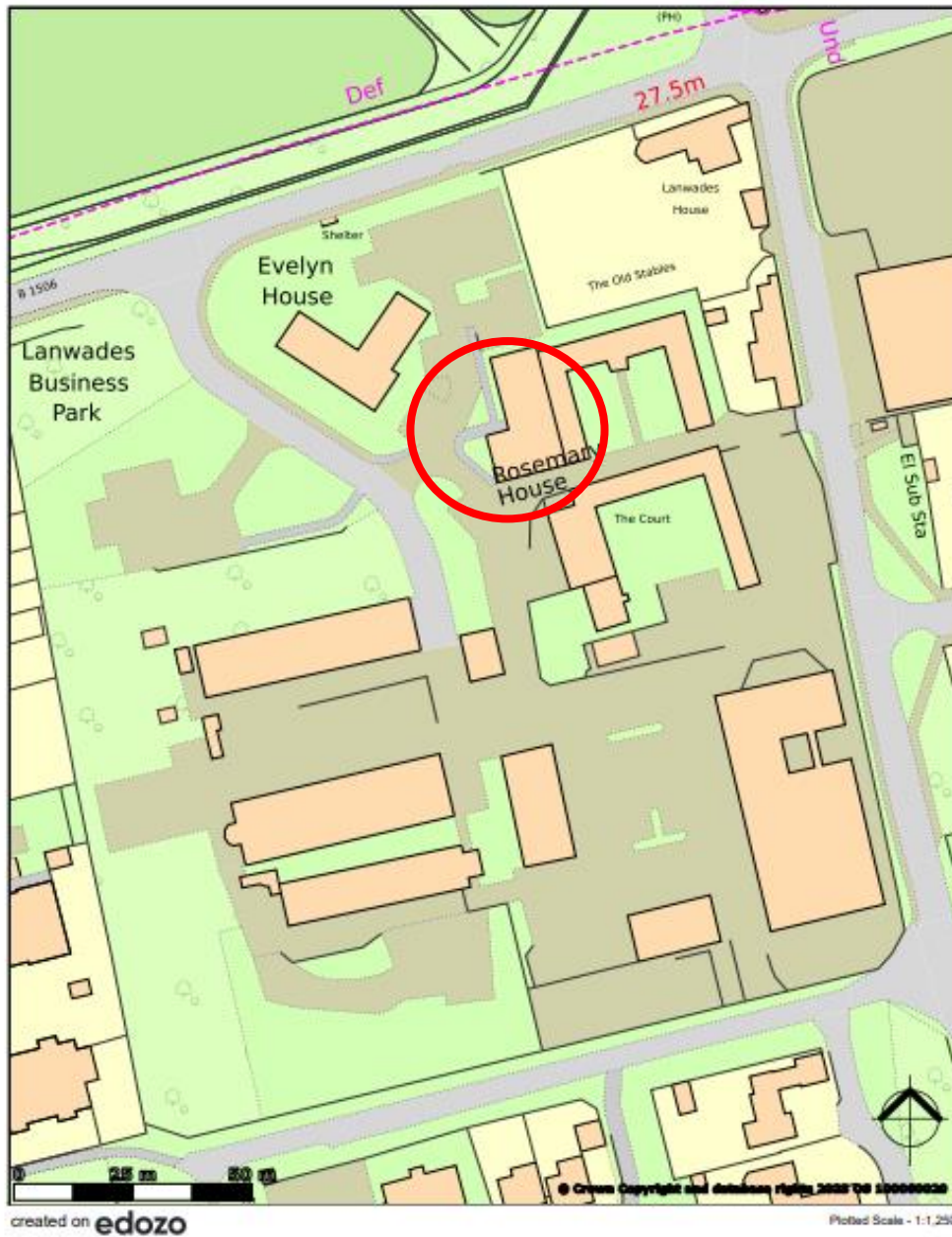
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170757 Lanwades Business Park

1-2 Rosemary House, Lanwades Business Park, Kennett, Newmarket, CB8 7PN



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

For more information, visit [eddisons.com](https://www.eddisons.com)
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