

01284 702655

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OFFICE – TO LET

Eddisons

Incorporating Barker Storey Matthews



**ROOKERY HOUSE, THE GUINEAS SHOPPING CENTRE,
NEWMARKET, SUFFOLK CB8 8EQ**

Rent: £16,830 per annum exclusive

Size: 156.36sq. m (1,683sq. ft) NIA

- Second floor office suites
- Town centre location
- New lease available
- Excellent access to public car parking/amenities

LOCATION

Newmarket is renowned as the home of the horse racing industry, and is located close the Suffolk and Cambridgeshire border, approximately 13 miles west of Bury St Edmunds and 15 miles East of Cambridge. Newmarket is well served for access to both the A11 and A14 major trunk roads. The centre can be accessed from both the High Street and Market Street. The property is located on the second floor of Rookery House within The Guineas Shopping Centre in Newmarket town centre. Other office occupiers include the Newmarket Journal and Care UK.

DESCRIPTION

Suite 6 and 7 are situated in Rookery House on the second floor and are currently combined into a single suite. Rookery House is part of the Guineas Shopping Centre and is a purpose-built office block. Most suites benefit from use of a modern lift access, there are shared WCs and kitchen facilities. The suites benefit from carpet tiles, perimeter trunking, central heating, and good levels of natural light.

ACCOMMODATION

Suite 6	34.1sqm	367sqft
Suite 7	122.26sqm	1,316sqft
Total:	156.36sqm	1,683sqft

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

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.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that suite 6 has a Rateable Value of £2,850 and suite 7 has a Rateable Value of £9,300

For the year commencing 1 April 2024, rates will normally be charged at 49.9p if the RV is below £51,000. The suites require reassessment if taken as a whole. Individually the suites should qualify for small business rates relief as the Rateable Value of each suite falls below £12,000. Therefore, we can confirm that there will be no rates payable during 2024/25 for a UK registered business for which this will be its only occupied commercial premises.

RENT

The rent will be £16,830 per annum exclusive of VAT, service charge and all other outgoings. We understand that VAT will be charged on the rent. Rent on application for individual suites.

LEGAL COSTS

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

SERVICE CHARGE

A service charge will be levied in respect of the upkeep of communal areas, lift maintenance, electricity, security, heating and water. The current annual service charge for the 2023/2024 financial year will be: Suite 6: £1,990.23, suite 7: £6,778.72. There is also a contribution to the buildings insurance policy which is separate from the service charge, further details available from the agents.

EPC

The property has an EPC of E (101). A copy of the EPC is available on our website.

LEASE TERMS

The property is available by way of a new lease for a term to be agreed. Lettings of the individual suites or as a whole will be considered.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating **Barker Storey Matthews**
Unit 12 Forbes Business Centre
Bury St Edmunds
Suffolk
IP32 7AR

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

Ref: 159120

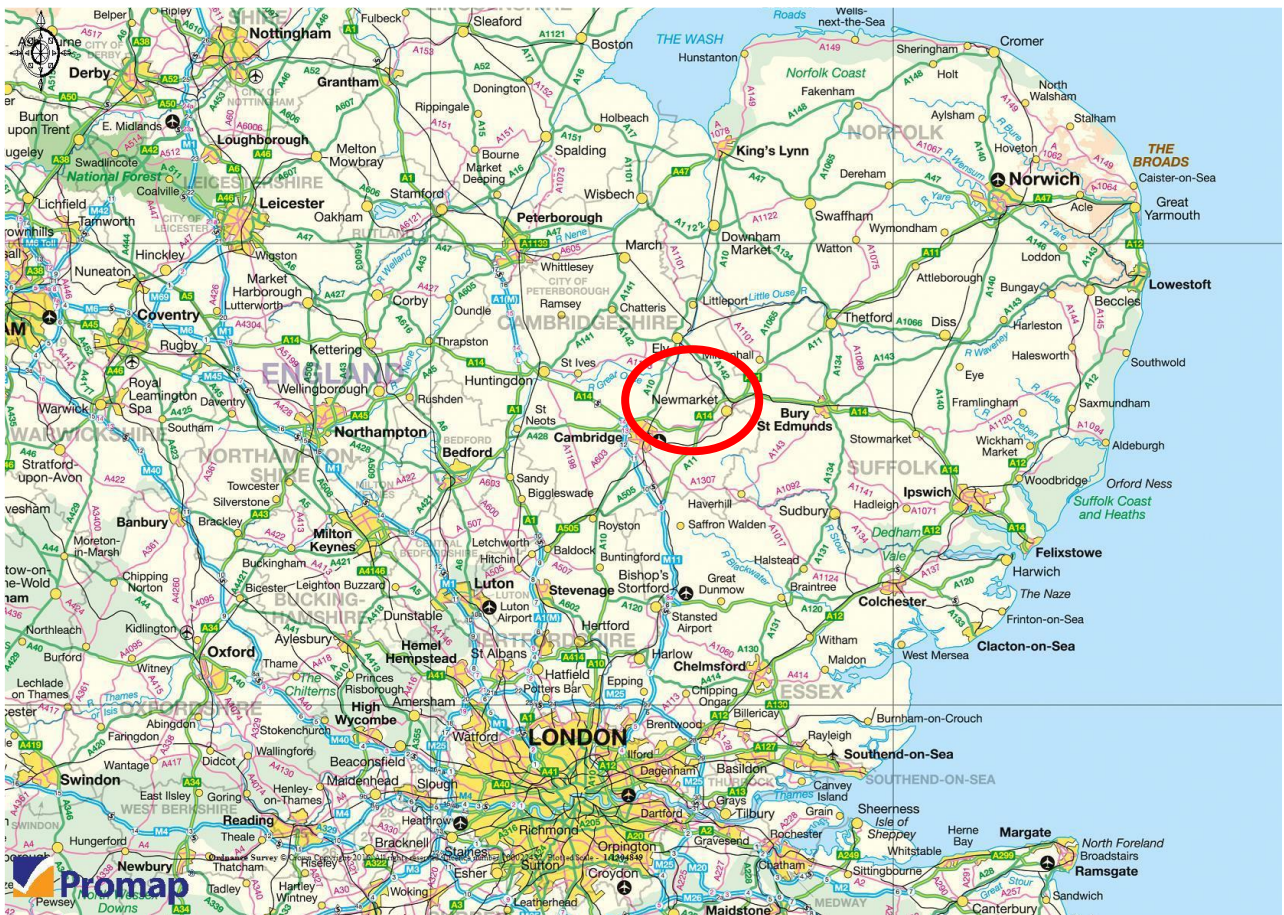
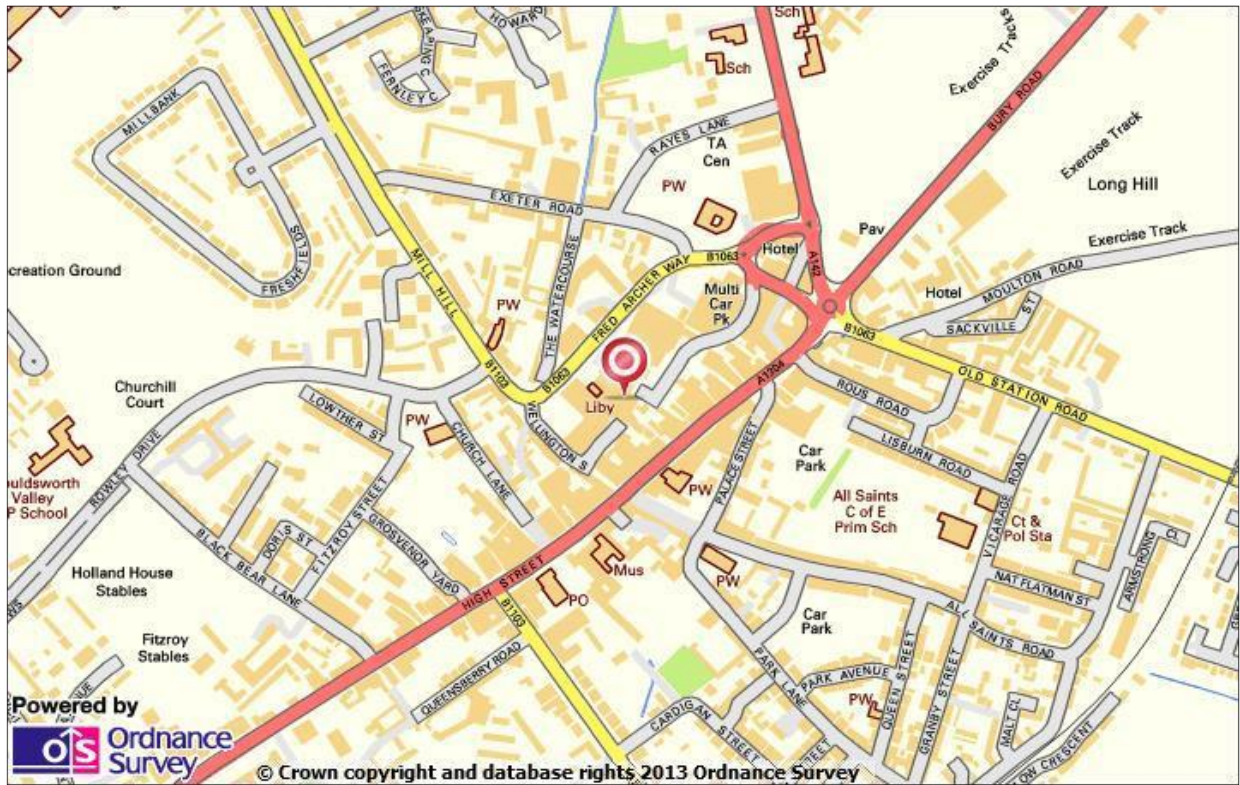
For more information, visit eddisons.com
T: 01284 702655

Important Information

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