

01284 702655

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**OFFICE 40, ROOKERY HOUSE, THE GUINEAS, NEWMARKET,
SUFFOLK CB8 8EQ**

Rent: £28,950 per annum

298.77sq. m (3,216sq. ft)

- Town centre office
- Situated in Guineas shopping centre
- Nearby public car parking
- Close to main High Street

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 within The Guineas Shopping Centre in Newmarket town centre.

DESCRIPTION

The office is predominantly first floor accommodation but benefits from a self-contained ground floor reception access. The accommodation is largely open plan with high levels of natural light and provides a versatile space currently suited for office use but potentially suitable for a variety of other uses such as training, leisure or therapeutic uses (STP). The space is due to undergo refurbishment, specification is available on request. Car parking is available in pay and display car parks located within short walking distance. Allocated parking may be available subject to negotiation and availability. Consideration may be given to interest in part of the floor in the region of 1,500sqft and above.

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 40	298.77sq. m	3,216sq. ft
Total NIA	298.77sq. m	3,216sq. ft
Total IPMS 3	298.77sq. m	3,216sq. ft

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

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £23,000.

For the year commencing 1 April 2022, 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

The rent will be £28,950 per annum exclusive of VAT service charge and all other outgoings. Rent on application for the part.

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.

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 2022/2023 financial year is to be confirmed along with a contribution towards buildings insurance for the 2022/2023 premium.

EPC

The property has an EPC of E (102). A copy of the EPC is available on our website.



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 or simon.burton@eddisons.com
(01284) 702655

Ref:144765

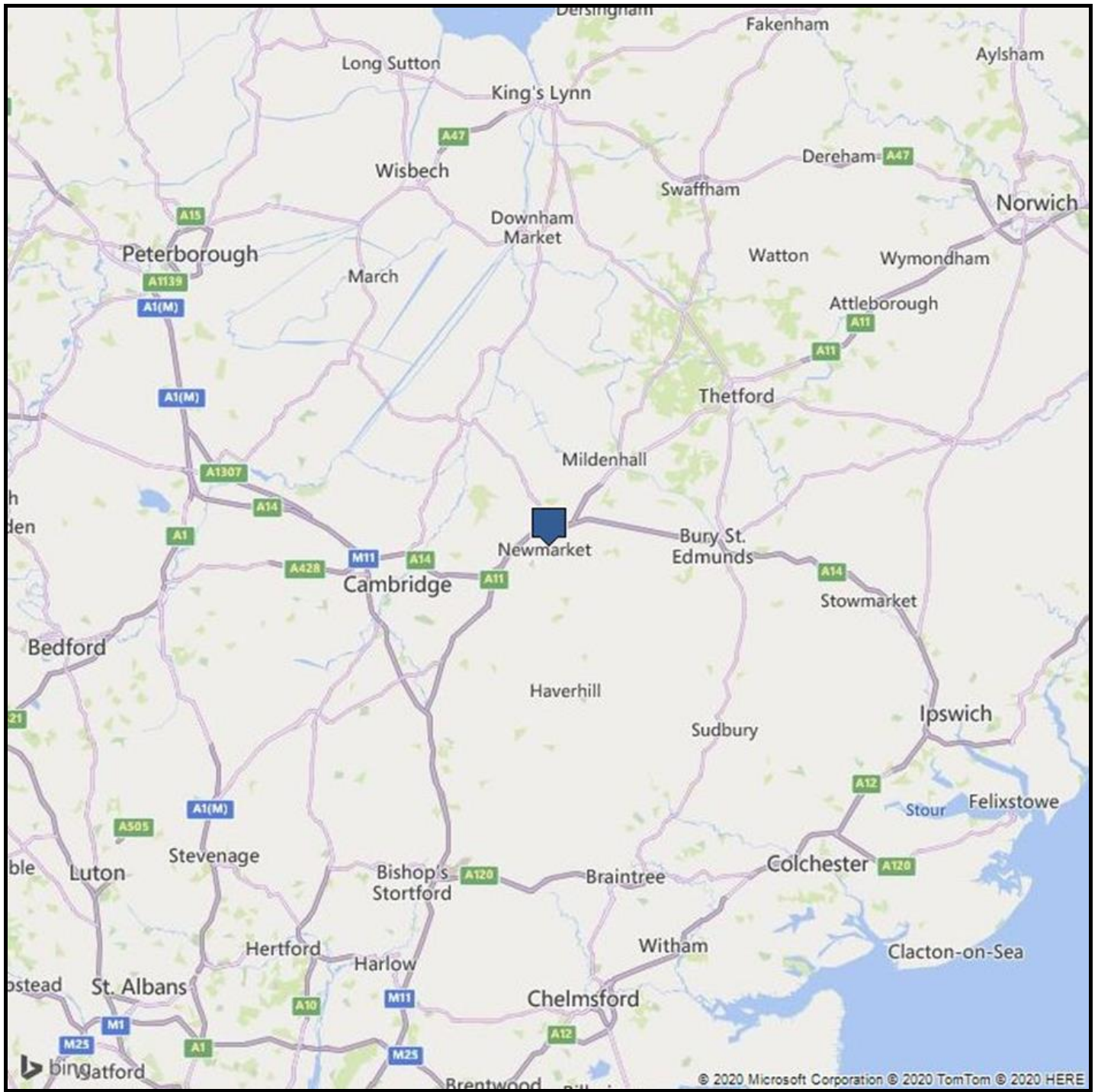
For more information, visit eddisons.com
T: 01284 702655

Important Information

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