



**Denmark House, Studlands Park Industrial Estate, Newmarket,
CB8 7EB**

AVAILABLE Q4 2022

Tenure	To Let
Available Size	3,122 to 44,031 sq ft / 290.04 to 4,090.61 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

- 9 Loading Bays
- Refurbished Space
- Immediate access to key road infrastructure
- Parking
- Prime last mile logistics location

Description

The subject property comprises of a self contained warehouse/ distribution centre sitting within a prime industrial location recognised for its economic and employment activity and highly regarded by national and global investors.

Location

Studwell Park is located just outside the market town of Newmarket. Newmarket is a town in the county of Suffolk, approximately 65 miles north of London and 13 miles east of Cambridge.

Located on the A14 dual carriageway, Newmarket is well linked with easy access to both the south-east to Felixstowe, home of the UK's largest port and west to key road infrastructure such as M11, A11, A1 (M), M1 and M6.

Accommodation

The accommodation comprises of the following

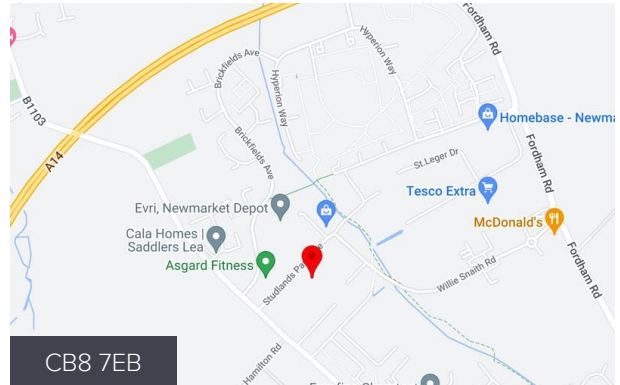
Name	Sq ft	Sq m	Availability
Ground - Warehouse	37,578	3,491.11	Coming Soon
Ground - Office	3,331	309.46	Available
1st - Office	3,122	290.04	Available
Total	44,031	4,090.61	

Viewings

To arrange a viewing please contact the agents.

Terms

The property will be available by way of a new Full Repairing and Insuring Lease on terms to be negotiated.



Viewing & Further Information

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