

A MID-TERRACE CLASS E INDUSTRIAL / B8 WAREHOUSE UNIT
Approximately 163 m² (1,750 ft²) with 6 car spaces
TO LET ON A NEW LEASE AT £15,000 PER ANNUM EXCLUSIVE



Unit 2, Enterprise Court, Studlands Park Avenue
Newmarket, Suffolk, CB8 7EP

- Located 1 mile north of the town centre and 1/2 mile south of the A14 at Exning
- Situated just off Studlands Park Avenue adjacent to Ridgeons & Plumb Center
- Constructed to a high specification, with first floor office space at the front
- Large forecourt area with minimum 6 car spaces - large roller shutter door
- Ground floor area of 138 m² (1,490 ft²) plus first floor office of 24 m² (260 ft²)
- *** Qualifying small businesses will pay no Business Rates ***
- Available to let on a new lease upon flexible terms to be mutually agreed

Unit 2 Enterprise Court, Studlands Park Avenue, Newmarket, Suffolk, CB8 7EP

LOCATION

Newmarket is situated in central East Anglia at the intersection of the A11 and A14 dual carriageway trunk roads, approximately 12 miles east of Cambridge and 15 miles west of Bury St Edmunds.

The town has a worldwide reputation as the centre of British Horse Racing and has a well-established industrial base. It is growing in importance as a regional business centre, due to its excellent location in the road network.

Enterprise Court is located immediately behind the Former Sika/Axson unit at 15 Studlands Park Avenue, adjacent to the Ridgeons Builders Merchants, about 1 mile north west of the town centre and ½ mile south of the A14.

DESCRIPTION

The development comprises a terrace of 3 new industrial/warehouse units, each with a gross internal ground floor area of approximately 138 m² (1,490 ft²) and 1st floor office of 24 m² (260 ft²).

The units are constructed of steel portal frame, with upper walls and pitched roof clad in insulated profile steel sheeting and lower walls clad in insulated brick/block.

AMENITIES

- ◆ Manually operated roller shutter door
- ◆ Separate pedestrian access door
- ◆ Ground floor office, approx 9.7 m² (105 ft²) and canteen, approx 8.2 m² (88 ft²)
- ◆ Ground floor unisex/disabled lavatory
- ◆ Large 1st floor office with window
- ◆ 6 designated car spaces
- ◆ Sodium and fluorescent lighting
- ◆ Heating to GF Office/Lavatory/Canteen
- ◆ Gas-fired space heating to industrial/warehouse
- ◆ 3 phase electricity and gas connected

BUSINESS RATES

Occupiers qualifying for Small Business Rates Relief will not pay any rates under current government rating policies.

The Valuation Office Website states that the 2017 Rateable Value of Unit 2 is £10,500, making normal rates payable of about £5,239.50 for the year from 1 April 2020. Interested parties are advised to check with the Business Rates Section at Forest Heath District Council.

PLANNING

Planning consent was granted in June 2002 for the erection of three light industrial units with associated parking. Specific planning consent is not required for B8 warehouse users. Interested parties should satisfy themselves as to the suitability of the current planning consent by contacting the Area Planning Officer at Forest Heath District Council (01638-719000).

LEASE TERMS

The premises are available to let on a new full repairing and insuring lease upon at a commencing rent of £15,000 per annum exclusive, with upward only rent reviews at 3 yearly intervals. VAT will be payable on the rents.

The tenant will be directly responsible for full repairs and decorations, with the remainder of the costs of the external areas being recovered by the landlord through a modest estate service charge.

LEGAL COSTS

Each party to bear its own costs.

VACANT POSSESSION

Immediately upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING & FURTHER INFORMATION

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Our Ref: MBR/4212/201023



Energy Performance Certificate

Non-Domestic Building



Safety Devices International Ltd
1 Enterprise Court, Studlands Park Avenue
NEWMARKET
CB8 7EP

Certificate Reference Number:
9544-3087-0348-0000-3601

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 161
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 39.36

Benchmarks

Buildings similar to this one could have ratings as follows:

37

If newly built

99

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.