



**Tulip House, Unit 1 Craven Court, Willie Snaith Road, Newmarket
CB8 7FA**

801.1221036

TULIP HOUSE

UNIT 1, CRAVEN COURT, WILLIE SNAITH ROAD, NEWMARKET CB8 7FA



Agreement

To Let/For Sale



Detail

High Quality Headquarters office style building
Self contained site with benefit of security barrier
Good specification including comfort cooling
Close to amenities
Good access to A14



Rent/Price

£135,000 pax



Size

780 sq m (8,396 sq ft)



Location

Town, CB8 7FA



Property ID

801.1221036

For Viewing & All Other Enquiries Please Contact:



SIMON PARSONS BSc (Hons) MRICS
Director

simon.parsons@eddisons.com
07711 042330



SIMON BURTON BSc (Hons)
Director

simon.burton@eddisons.com
07581 382444

Property

Tulip House is situated on Willie Snaith Road, approximately 0.5 miles from the A14 and 1.5 miles from the town centre. The surrounding area has seen some strong development growth with new roadside restaurant occupiers, such as McDonalds. A variety of office, warehouse, retail and leisure uses surround Willie Snaith Road, providing a well-established business park for local, regional and national occupiers.

Description

A purpose-built modern headquarters style office building with dedicated on-site car parking (42 spaces). The property is arranged over ground and first floors and provides a mix of open plan and cellular offices. Current specification includes: a passenger lift, ground and first floor WCs, suspended ceilings, raised access floors, combined heating / cooling units and double glazing. The property was refurbished in 2021 upgrading the floor covering, suspended ceiling and lighting. The property could be let as a whole or potentially by the floor.

Services

Mains electricity, water and drainage are 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

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice (6th Edition), we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	398	4,284
First Floor	382	4,112
Total NIA	780	8,396

Rates

Charging Authority: West Suffolk Council
Description: Offices and Premises
Rateable value: £137,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £137,000.00 (April 2023).

Interested parties are advised to make their own enquiries directly with the local council.

Price

Offers for the Freehold interest will be considered.

Rent

£135,000 per annum exclusive of VAT and all other outgoings. We understand that VAT will be charged on the rent.

Legal Costs

Each party is to be responsible for their own legal and professional costs..

Energy Performance Certificate

Rating: C (65). The property has a current EPC 'C' (65) Rating. A copy of the EPC and Report are available upon request.

Town & Country Planning

The property has most recently been used for offices and training purposes and is therefore likely to be suitable for uses under class E. Interested parties are advised to make their own enquiries as to the suitability of the current planning consent with the local authority, West Suffolk Council.

Tenure

The property is available by way of a new lease for a term to be agreed. Alternatively, the landlord may consider a sale of the freehold

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

Simon Parsons

simon.parsons@eddisons.com

07711 042330

Simon Burton

simon.burton@eddisons.com

07581 382444

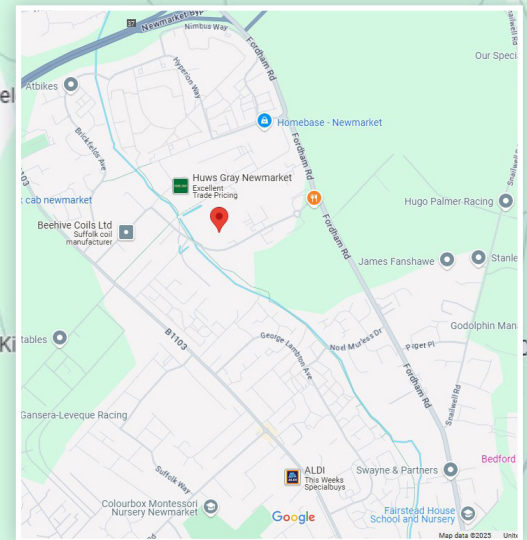
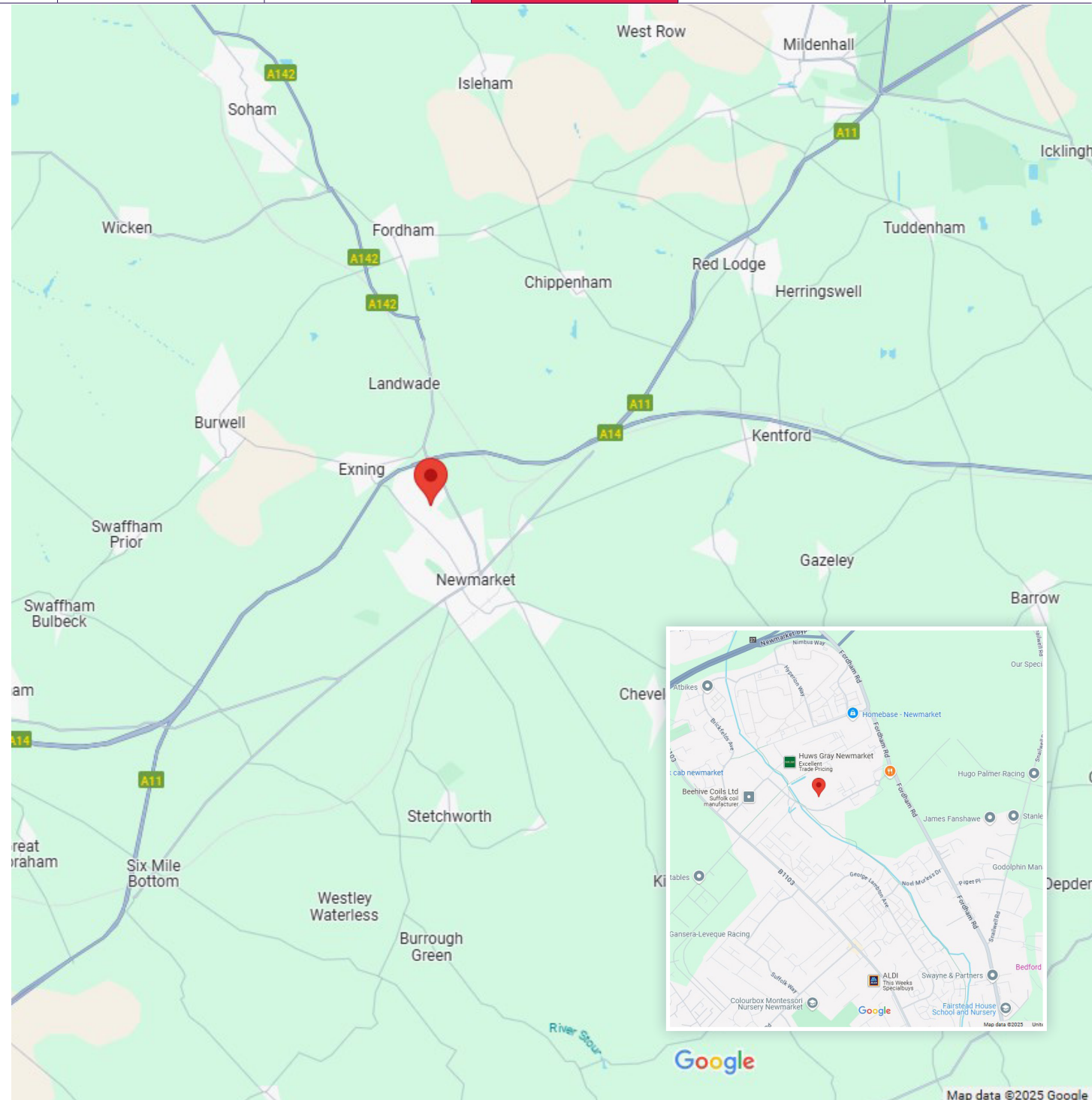
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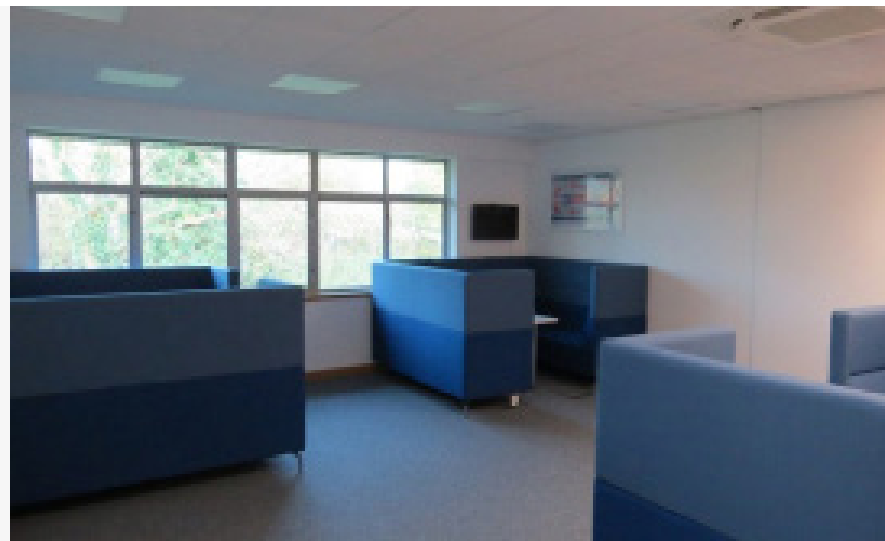
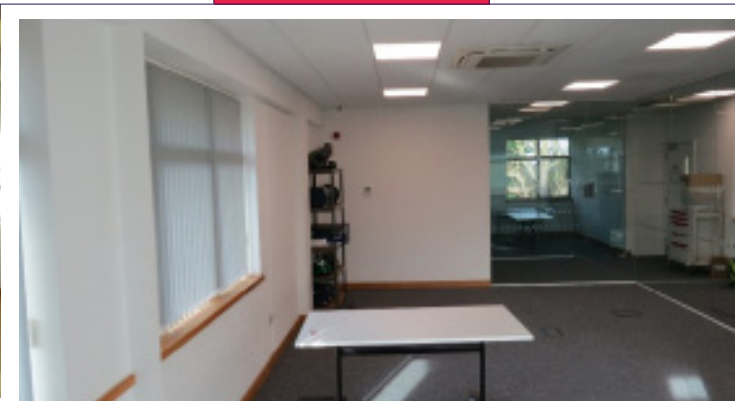
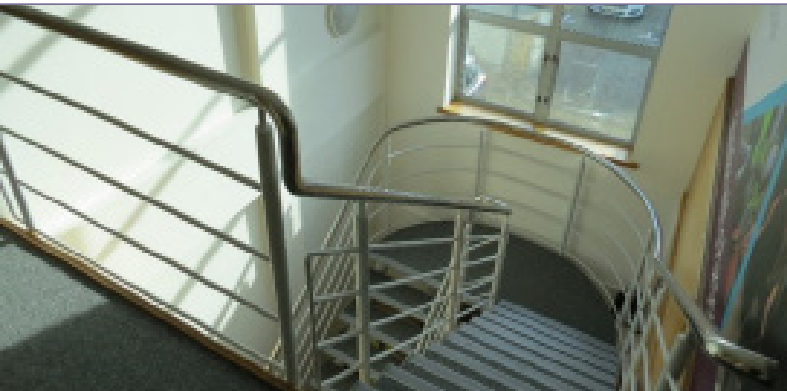
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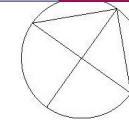
Location

Newmarket is situated in the County of Cambridgeshire, located east of Cambridge, with direct access onto the A14. In recent years, the town experienced strong growth and expansion providing an attractive alternative to Cambridge as a business location. There are good links to Cambridge, Stansted Airport, M25, East Coast Ports and London via the A11, A14 & M11 which make it an ideal regional location. There are also good rail links between Cambridge and Ipswich as well as bus services to Ely, Bury St Edmunds and Newmarket town centre.

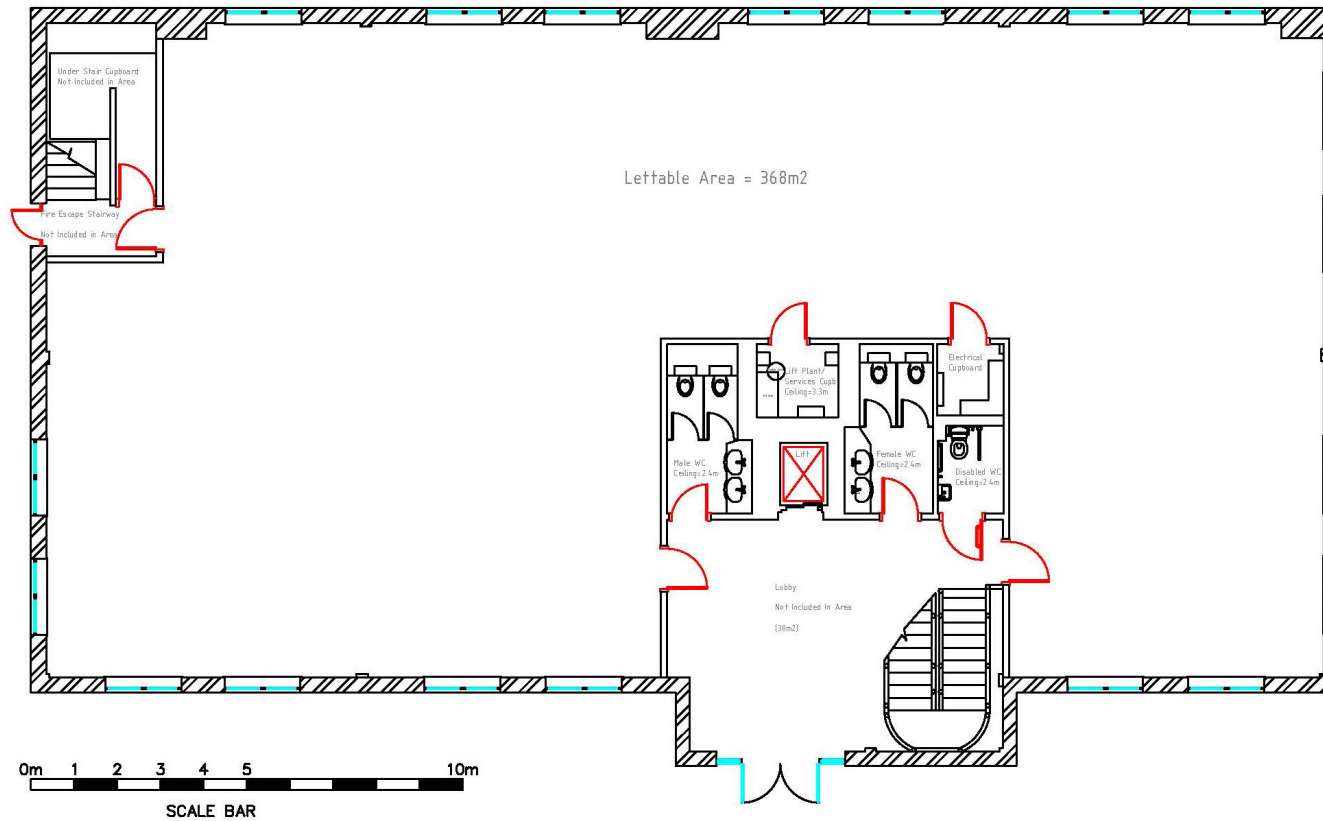
The property is located on Willie Snaith Road and within an area of mixed commercial uses. Close to its junction with Fordham Road, there is currently a new residential development including a new service road. Within 0.5 miles of the property is Studlands Shopping Park, providing further amenities in the area and in addition to the Tesco Supermarket, off Wilie Snaith Road. To the west of the property is Studlands Industrial area, in turn providing access via Willie Snaith Road to the B1103, providing access to Newmarket Town Centre and the Mainline Train Station. The property is very well-connected with both access to the major road network and easily accessible from the town centre, assisting both visitors and commuters







The attached floor plans are to assist interested parties. The property is presented with some internal partitioning, which can be damounted subject to negotiations. The purpose of the floor plan is to demonstrate that the building was constructed as open floor plan.



Building & Project Consultancy
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NOTES:

Do not scale from drawing except for the purpose of planning and all dimensions to be checked on site.

Drawings are indicative only and subject to CA approval following the Structural Engineer's and Contractor's design and drawings.

PROJECT TITLE:

CRAVEN-CT
 NEWMARKET
 CB87FA

CLIENT:

MUSTARD-PROPERTY-INVESTMENTS

DRAWING TITLE:

OPEN-PLAN-GROUND-FLOOR
 PROPOSED

DRAWN: HS	CHECKED: TM	APPROVED: TM
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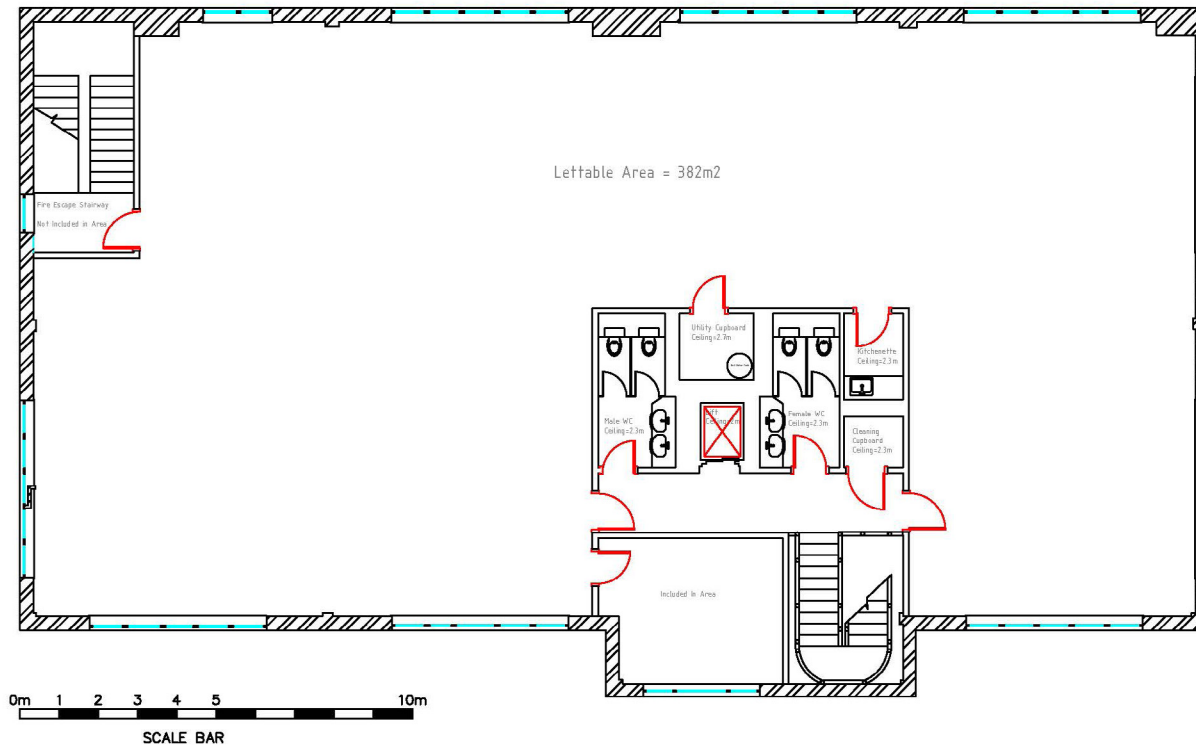
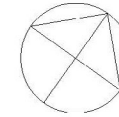
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DRAWING STATUS:

FEASIBILITY

DRAWING No:	REVISION:
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Eddisons

Incorporating Barker Storey Matthews

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PROJECT TITLE:

CRAVEN-CT
NEWMARKET
CB87FA
-

CLIENT:

MUSTARD-PROPERTY-INVESTMENTS

DRAWING TITLE:

OPEN-PLAN-FIRST-FLOOR
PROPOSED

DRAWN: HS	CHECKED: TM	APPROVED: TM
DATE: JAN-25	SCALE: 1:125	PAPER SIZE: A3

DRAWING STATUS:
FEASIBILITY

DRAWING No:
1221392-04

REVISION:
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