

OFFICE

TO LET



9 KINGS COURT
WILLIE SNAITH ROAD, NEWMARKET, SUFFOLK CB8 7SG
1235946



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Agreement

To Let



Detail

OFFICE



Rent/Price

£9,000 pax



Size

49.33 sq m (531 sq ft)



Location

NEWMARKET, CB8 7SG



Property ID

1235946

For Viewing & All Other Enquiries Please Contact:



SIMON BURTON
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Director

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Property

Fully refurbished first floor office with self contained kitchen & WC. The property provides good quality office accommodation and is arranged over three rooms and incorporating a kitchen. Specification includes suspended ceiling, carpets, window blinds, Cat II lighting, intercom access and 2 allocated parking spaces. There are also visitor spaces located around the office park.

Accommodation

All measurements are approximate and prepared on a net internal area basis.

Area	m ²	ft ²
Total NIA	49.33	531

Energy Performance Certificate

The property has an EPC of D(79). A copy of the EPC is available from the agent.

Town & Country Planning

The property is currently used as an office, however interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their intended use.

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.

Rates

Charging Authority: West Suffolk Council
Description: Office and Premises
Rateable value: £7,300 (2026 Assessment)
UBR: 0.432

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

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

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available by way of a new lease for a term to be agreed.

Rent

The property is available at a rent of £9,000 per annum exclusive of VAT service charge and all other outgoings. We understand that VAT will be charged on the rent.

Service Charge

A service charge is levied for the upkeep and maintenance of the communal areas of the property. The ingoing tenant will be liable for a third of the costs of maintenance and upkeep of the property. Further details are available upon request.

Legal Costs

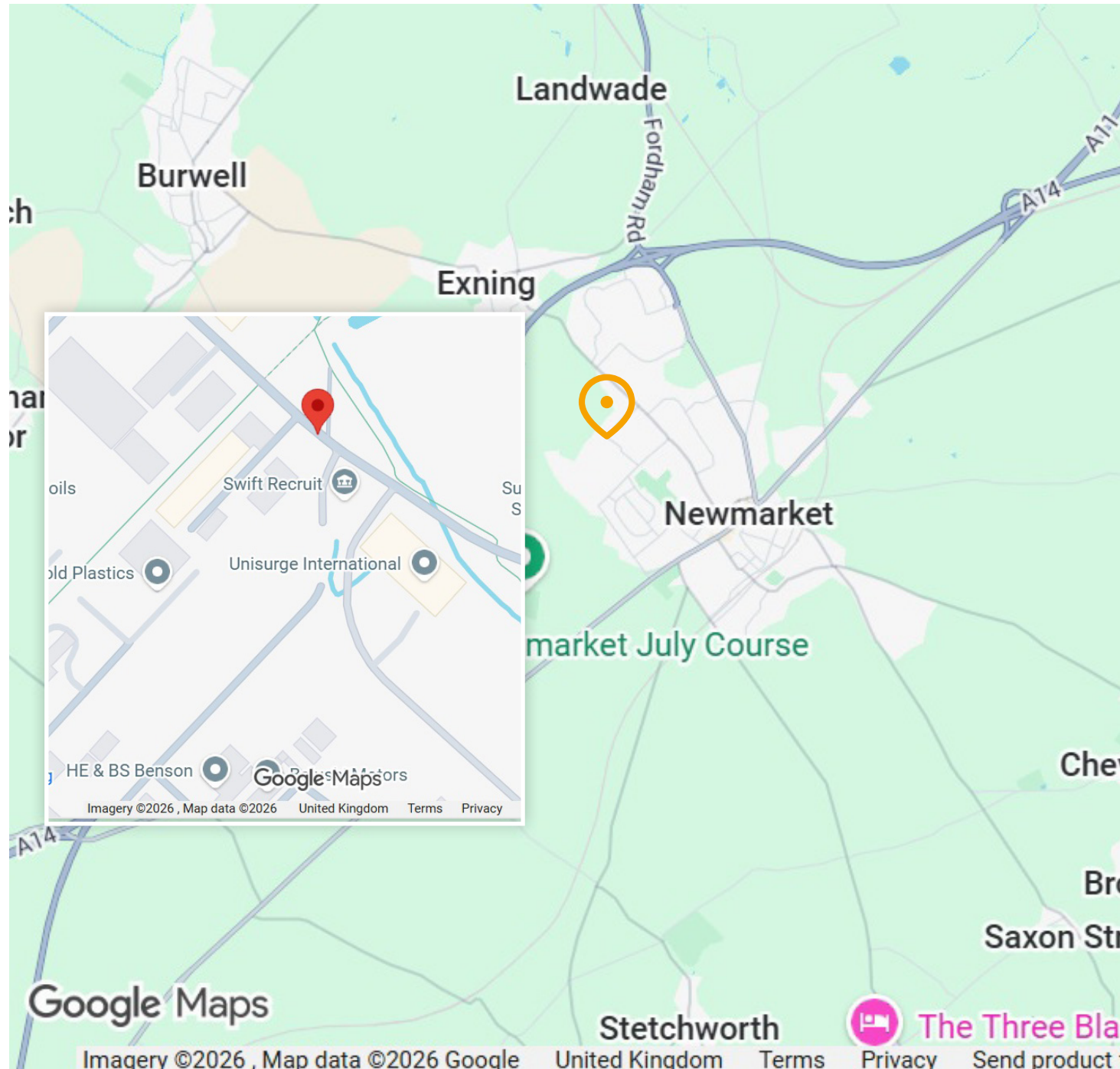
Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

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. King's Court is an established office Park located off Studlands Park Avenue, Newmarket's primary out of town business location. The estate is well served for amenities including Tesco and Studlands Shopping Park.





Google Maps

