



## TO LET

Unit 4 Acorn Business Centre  
Oaks Drive  
Fordham Road  
Newmarket  
Suffolk  
CB8 7SX

## Location

Newmarket is situated approximately 12 miles to the east of Cambridge and 15 miles to the west of Bury St Edmunds, with the A14 (J37) approximately ½ mile to the north of the property providing excellent access to Ipswich, Cambridge and the M11. Newmarket town centre is approximately 1½ miles to the south via Fordham Road (A142).

The property itself is located within an established commercial development known as the Acorn Business Centre, just off Oaks Drive within the town's main commercial area and close by to Tesco, Homebase, Carpet Right and Pets at Home.

## Description

The property comprises a light industrial/business unit with an open plan warehouse area and a small office/reception room to the front. There is loading access via a roller shutter door and designated car parking spaces for 6 vehicles.

We understand the unit benefits from a three-phase electricity supply, mains water and drainage.

## Accommodation

The property has an approximate gross internal area of **275.6 sq m (2,967 sq ft)**.

## Uniform Business Rates

The property is assessed as follows:

Rateable Value from April 2026: £23,500  
Rates payable (2026/27): £10,152 per annum

The rates are based on a UBR for 26/27 of 0.432 pence in the pound.

Interested parties are advised to make their own enquiries with West Suffolk Council Revenue Services on (01284) 757221 in order to verify their rates liability.

## Planning

We understand the property is suitable for uses falling under Classes B1 (light industrial) & B8 (storage & distribution) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries to West Suffolk Council Planning Department on (01284) 763233.

## Terms

The property is available on a new business lease for a term to be agreed at a rent of £29,000 per annum exclusive.

## Service Charge

There is a service charge payable in addition to cover the upkeep and maintenance of the common parts of the estate and car park. Further details available on request.

## Legal Costs

Each party to bear their own legal costs incurred in connection with the letting.

## EPC

The property has an EPC rating of D (90).

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

Tel: 01223 271970

Email: alexander.smith@cheffins.co.uk

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

# CHEFFINS



# CHEFFINS

