

OFFICES

TO LET



Lyndon House, Kings Court, Willie Snaithe Road, Newmarket,  
CB8 7SG



# LYNDON HOUSE

KINGS COURT, WILLIE SNAITH ROAD, NEWMARKET, CB8 7SG



## Agreement

To Let



## Detail

Offices



## Rent

From £9,000 pax



## Size

50.63 sq m (545 sq ft)  
to 318.65 sq m (3,430  
sq ft)



## Location

Newmarket, CB8 7SG



## Property ID

1239881

**For Viewing & All Other Enquiries Please Contact:**



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## Property

A purpose built modern office building providing versatile space across first and second floors. Comprising a range of fully self contained open plan suites with WCs and kitchen facilities with allocated parking and access to communal garden/courtyard areas. The office suites have been extensively refurbished to a high specification including re-decoration, LED lighting, kitchen air conditioning and WC. Suites can be let individually or in combination.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
First Floor Suite 9	50.63	545
First Floor Suite 10	50.63	545
First Floor Suite 11	50.63	545
First Floor Suite 12	50.63	545
Second Floor Suite 18	116.13	1,250
Total NIA	318.65	3,430

## Energy Performance Certificate

Rating: B (36).

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

**Charging Authority:** West Suffolk Council  
**Description:** Office Suites  
**Rateable value:** There are no up to date rateable values available

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.

## Service Charge

The landlord collects a service for the provision and maintenance of common areas throughout the building and estate. Please contact the agents for further information.

## VAT

VAT is applicable. All rents are quoted exclusive of VAT.

## Tenure

The office suites are available immediately. Interested parties will be offered a new lease on effective full repairing and insuring terms.

## Rent

First Floor Suite 9 – £9,000 pax  
 First Floor Suite 10 – £9,000 pax  
 First Floor Suite 11 – £9,000 pax  
 First Floor Suite 12 – £9,000 pax  
 Second Floor Suite 18 – £18,000 pax

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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Kings Court is the primary office park location in Newmarket situated approximately one mile from Junction 37 of the A14 with excellent connectivity to Cambridge, Stansted Airport, the East Coast Ports and London via the A11 (J38 and M11). This strategically located estate is easily accessed from Willie Snaith Road, adjacent to Fordham Road which is a major arterial route leading to the town centre.





