



MODERN OFFICES TO LET

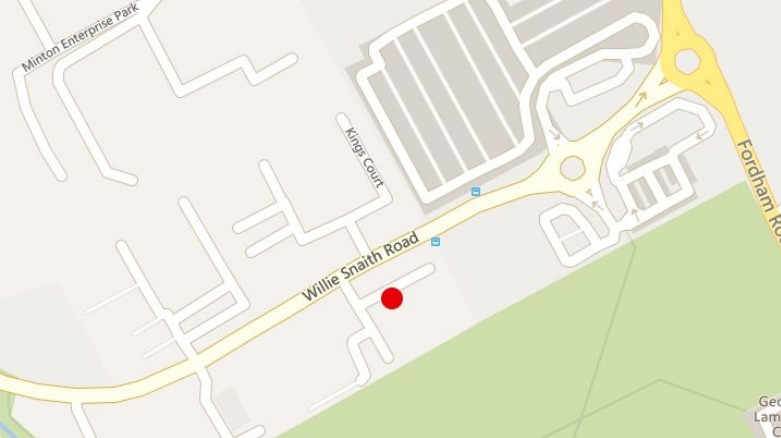
Agricultural House , Willie Snaith Road, Newmarket , Suffolk, CB8 7SN



2,549 - 5,145 SqFt (236.8 - 477.97 SqM) | £16.00 per sq ft pax

Key Features

- Self contained modern building
- Road frontage and generous parking
- Close to extensive retail amenities and services
- Established business park location
- Easy access to A14 and town centre
- Lettings considered on a floor by floor basis.



LOCATION

Newmarket is an internationally recognised town for its horse racing industry and is located in West Suffolk, around 14 miles east of Cambridge.

Agricultural House is situated within an established business park on the northern edge of Newmarket, off Willie Snaith Road and less than a mile from the A14 (J37). Nearby retailers include Tesco Express, McDonalds, Burger King, Wickes and Halfords and are all within walking distance.

DESCRIPTION

The premises comprises a two storey detached office building, available as a whole or on a floor by floor basis.

The offices are fitted out with carpeting, raised access floors, suspended ceilings with integrated lighting and comfort cooling. The whole building provides 42 car spaces. A grassed area of circa 0.39 acres may be available separately and used for a variety of uses, subject to planning.

Area	SqFt	SqM
Ground Floor Offices	2,549	236.8
First Floor Offices	2,866	266.25
Total Floor Area	5,145	477.97

TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

ASKING RENT

£16.00 per sq ft pax

SERVICE CHARGE

A Service Charge shall become payable for the upkeep and maintenance of the common areas, landscaping and roadway within the development should the building be leased to more than one party.

BUSINESS RATES

Combined Rateable Value as part of the VOA Rating List 2026 is £89,900. Estimated Rates Payable for 2026/27 of £42,152 based on a letting of the whole.

Interested parties are advised to make their own enquiries with the Local Authority (West Suffolk) for verification purposes.

EPC

Energy Performance Rating C-59. Certificate available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

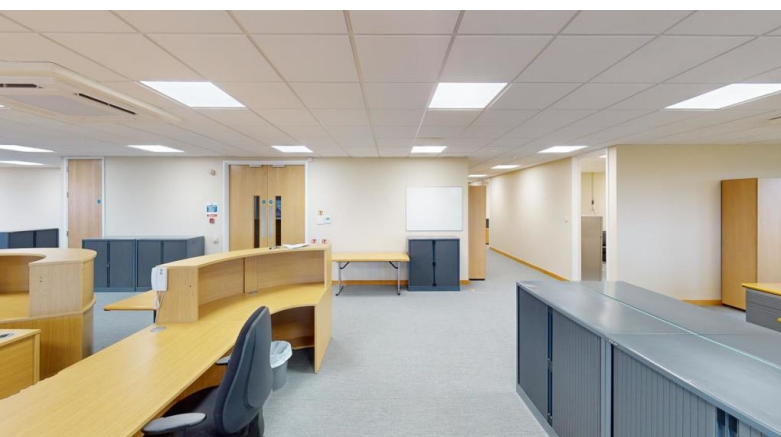
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