



**Morecroft House, Willie Snaith Road, Newmarket
CB8 7SQ**

#1223716

MORECROFT HOUSE

WILLIE SNAITH ROAD, NEWMARKET, CB8 7SQ



Agreement

To Let



Detail

Offices



Rent

£20 per sq ft pa including services



Size

From 73 sq m - 464 sq m
(788 sq ft - 4,996 sq ft)



Location

Newmarket, CB8 7SQ



Property ID

#1223716

For Viewing & All Other Enquiries Please Contact:



BEN GREEN
Director

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07825 309599
01223 467155



JOE BERRY
Surveyor

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07977 231356
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Property

Morecroft House is a brand new high-quality office building. Built to a high specification, it benefits from the following features:

- Impressive reception with full height glazing and feature staircase
- Air conditioning throughout
- Kitchen and WC facilities on each floor
- Showers
- Passenger lift
- Secure gated site with access control
- Ample parking spaces
- 7.5kw car chargers

The ground and first floor offices are available in part or whole.

Accommodation

The ground and first floor offices are available in part from 73 sq m (788 sq ft) or whole at 464 sq m (4,966 sq ft) net internal area.

Energy Performance Certificate

Rating: To be assessed

Services

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

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	West Suffolk Council
Description:	Offices and Premises
Rateable value:	To be assessed
UBR:	0.546
Period:	2024-2025

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 offices are available **To Let** on new flexible tenancy agreements to be agreed.

Rent

£20 per sq ft per annum inclusive of services

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

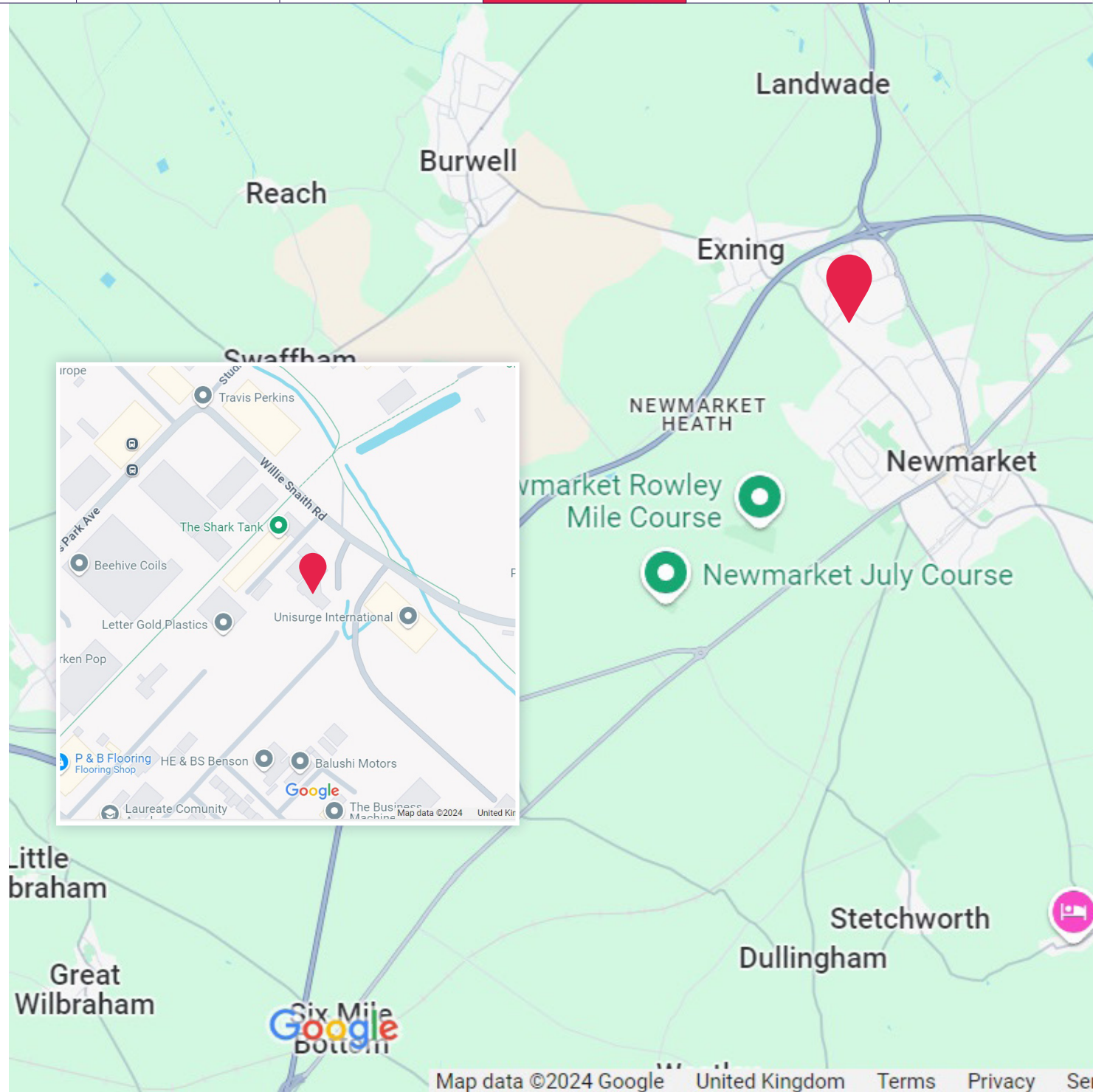
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Newmarket enjoys an international reputation as the headquarters of British Horse Racing and Breeding. In recent years, Newmarket has experienced strong growth and expansion, providing an attractive alternative to Cambridge as a business location.

Excellent communications to Cambridge, Stansted Airport, M25, East Coast Ports and London via the recently improved A11, A14 and M11 make it an ideal regional location. Good public transport links are available via regular train (Cambridge - Ipswich) and bus services to Ely, Bury St. Edmunds and Newmarket town centre.

Morecroft House is prominently situated on Willie Snaith Road, approximately 0.6 miles from the A14 and 1.5 miles from the town centre. Nearby occupiers include Mattioli Woods, Genesis Care, Smiths News, C4 Carbides, Unisurge, Consentino and Bronkhorst UK. Tesco Extra is within a short walking distance.

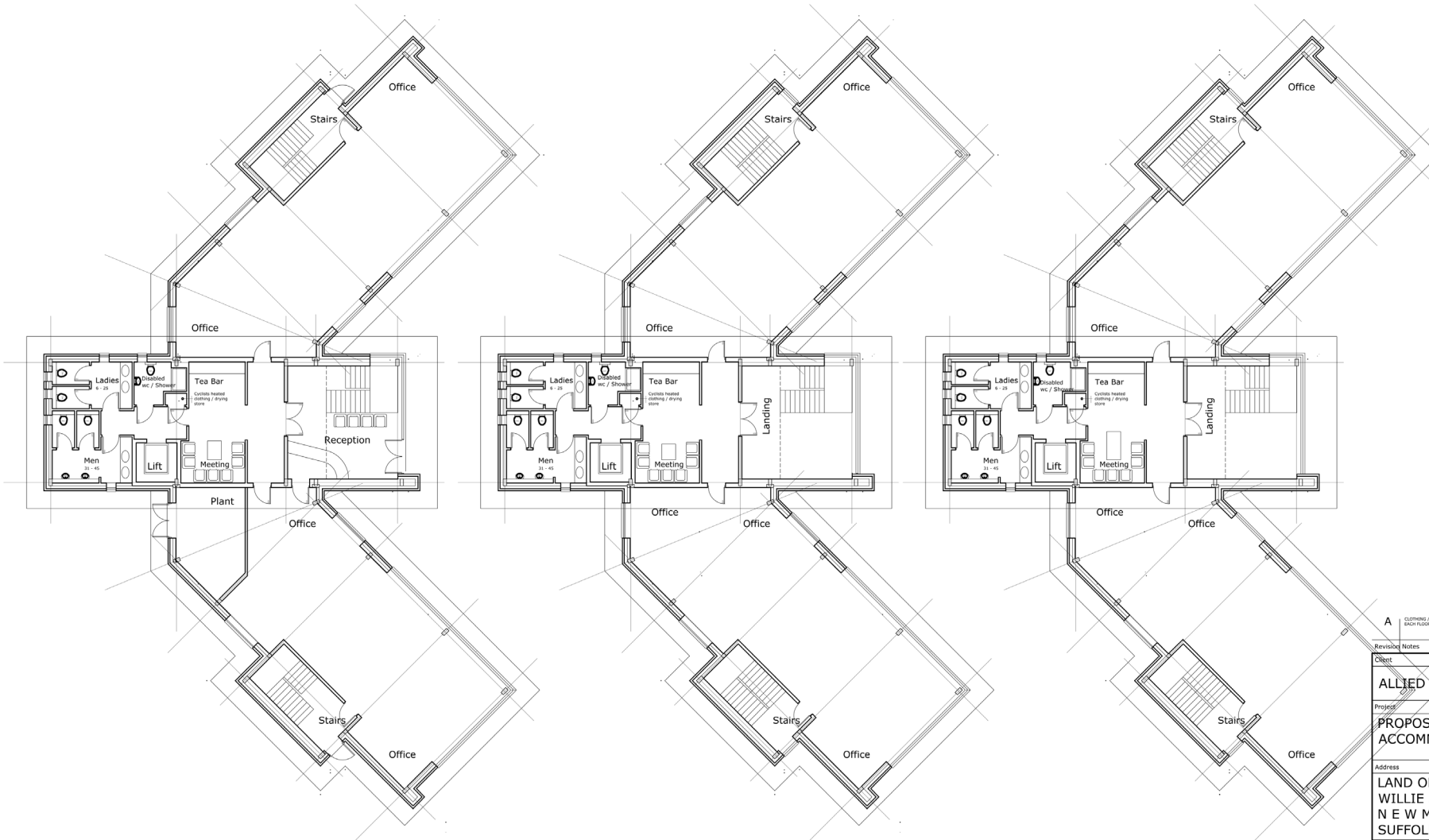




Google



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 ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.



G R O U N D


F I R S T

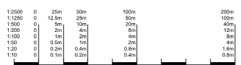
S E C O N D

F L O O R

P L A N S

Revision	Notes	Date	Drawn	Checked
A	CLOTHING / DRYING STORE INDICATED ON EACH FLOOR PLAN TO BE CHECKED	18 MAR 2018	APP	

Client			
ALLIED MECHANICAL SERVICES			
Project			
PROPOSED OFFICE ACCOMMODATION			
Address			
LAND OFF WILLIE SNAITH ROAD NEW MARKET SUFFOLK			
Drawing			
FLOOR PLANS			
Drawing No.		Revision	
17 ; 143 - 2		A	
Scale	Paper Size	Drawn	Checked
1 : 100	A1	APP	
 andrewfleetmciai charteredarchitecturaltechnologist			
6 Regent Place, Saffron, Ely, Cambridgeshire, CB7 9SL Tel: (01353) 720651 or www.andrewfleet.co.uk e: mail@andrewfleet.co.uk			



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RISING BOLLARDS

THE RISING BOLLARDS WILL ONLY BE RAISED DURING TIMES WHEN THE BUILDING IS NOT OCCUPIED; GENERALLY BETWEEN 1900 AT NIGHT AND 0700 IN THE MORNING. THEY WILL NOT OBSTRUCT THE FREE FLOW OF TRAFFIC TO THE SITE DURING THE WORKING DAY

ACO DRAINAGE CHANNEL

THE ACO DRAINAGE CHANNEL WILL BE POSITIONED ACROSS THE ENTRANCE ROAN AT THE HIGHWAY BOUNDARY TO AVOID SURFACE WATER FROM THE SITE DISCHARGING ONTO THE PUBLIC HIGHWAY

ENTRANCE OFF THE PUBLIC HIGHWAY

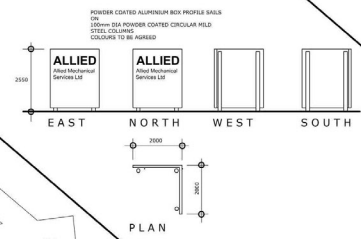
THE ENTRANCE OFF THE PUBLIC HIGHWAY WILL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SUFFOLK COUNTY COUNCIL HIGHWAY CONSTRUCTION DETAILS AND WILL BE THE SUBJECT OF A SECTION 278 AGREEMENT PRIOR TO WORKS COMMENCING ON SITE

PARKING SCHEDULE

- 38no. CAR PARKING SPACES including 2no. disabled spaces
- 3no. POWERED TWO WHEELER SPACES
- 12no. COVERED AND LIT CYCLE SPACES visible from Offices for Security
- 4no. ELECTRIC VEHICLE CHARGING POINTS

WILLIE SNAITH ROAD

SM



REPRODUCED FROM THE 1:2500 ORDNANCE SURVEY MAP WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.
 CROWN COPYRIGHT © ANDREW FLEET MCIAI, 8 REGENT PLACE, SOMER, LAMPFORDSHEVE, GLE 7NS.
 LICENCE NO. AR 100033546

1:2500	0	25m	50m	100m	200m
1:2500	0	12.5m	25m	50m	100m
1:2500	0	6.25m	12.5m	25m	50m
1:2500	0	3.125m	6.25m	12.5m	25m
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A		VALIDATED APPROVED IN ACCORDANCE WITH HIGHWAY OFFICES REQUIREMENTS		18.08.2010	APP
Revision Notes		Date	Drawn	Chkd	
Client					
ALLIED MECHANICAL SERVICES					
Project					
PROPOSED OFFICE ACCOMMODATION					
Address					
LAND OFF WILLIE SNAITH ROAD NEWMARKET SUFFOLK					
Drawing					
SITE LAYOUT					
Drawing No.		Revision			
17 ; 143 - 1		A			
Scale	Paper Size	Drawn	Checked		
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andrewfleetmciai charteredarchitecturaltechnologist					
6 Regent Place, Somers, Ely, Cambridgeshire, CB9 9EL Tel: (01353) 72051 W: www.andrewfleet.co.uk E: mail@andrewfleet.co.uk					