



## TO LET – INDUSTRIAL UNIT 319.7 sq m (3,442 sq ft)

Unit 3 Swan Lane Business Park  
Swan Lane  
Exning  
Newmarket  
CB8 7FN

- End terrace industrial/warehouse unit
- Located on popular and established commercial trading estate
- Excellent access to the A14, A11 & A142
- Loading access to the front
- Available on a new direct lease

## Location

The premises are situated on Swan Lane Business Park in the centre of Exning village on the corner of Swan Lane and Chapel Street. The estate has excellent access to the A14 and A142, which are both approximately one mile distant and this in turn provides good access to the A11 and M11.

Newmarket town centre is a short drive (around 7 mins) and where there is a mainline railway station offering regular direct services to Cambridge and Ipswich.

## Description

The unit comprises an industrial/warehouse unit of steel portal frame construction with brick/blockwork and metal sheet clad elevations beneath a cement sheet clad roof.

The unit is predominantly open plan with an office block and toilet in one corner. There is a set of double sliding loading doors for access to the front and the unit has a minimum eaves height of around 4.5 metres.

We understand that the property benefits from mains water, drainage and 3 phase electricity supply. However, the services, fixtures and fittings have not been tested by the agent and interested parties are advised to make their own enquiries of the relevant service providers.

## Accommodation

The property comprises an approximate total gross internal floor area of:

	Sq M	Sq Ft
Total	319.8	3,442

## Planning

We consider that uses falling within Classes B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 may be appropriate, subject to obtaining any necessary planning consents.

Interested parties are advised to make their own enquiries to West Suffolk Council Planning Department on (01638) 719000.

## Uniform Business Rates

We understand that the unit will need to be assessed for business rates. Interested parties are advised to make their own enquiries of West Suffolk Council Revenue Services on 01842 756404.

## Service Charge

A service charge will be payable towards the upkeep of the common parts of the estate.

## EPC

The property is awaiting a new EPC assesment.

## Terms

The property is available to let, with vacant possession, on a new direct lease at a quoting rent of £20,000 per annum exclusive of VAT and other outgoings.

## Legal Costs

Both parties are to bear their own legal costs.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Moss

Tel: 01223 628923

Email : will.moss@cheffins.co.uk

# CHEFFINS

