

**PRELIMINARY DETAILS**

**AVAILABLE Q4 2022**



**Industrial – 47,548 sq ft (4,417.30) sq m**

**In Brief:**

- Established commercial location;
- Situated in close proximity to A14;
- Detached warehouse property;
- Large secure yard;
- Nine loading doors;
- Property to be fully refurbished.

**DENMARK HOUSE, STUDLANDS PARK AVENUE,  
NEWMARKET, CB8 7AU**

**TO LET**

### Location

The property is situated within Studlands Park Industrial Estate, the main industrial estate in Newmarket. It is located approximately 1.5 miles to the north of the town centre, in close proximity to the A14 trunk road (J37) which is approximately 0.5 miles to the north. Newmarket is approximately 13 miles east of Cambridge, 15 miles west of Bury St Edmunds and 55 miles west of the Port of Felixstowe.

The Studlands Park Industrial Estate is part of a long-established mixed commercial location which includes a variety of office, retail, industrial and trade occupiers. Nearby occupiers include: Manchetts, Travis Perkins, Huws Gray Ridgesons, Howdens and Screwfix. There is also a large Tesco Extra superstore in close proximity.

### Description

The property comprises a detached industrial warehouse unit with integral two-storey offices. The building is of steel portal frame construction under a pitched roof. Other benefits include:

- Detached unit on self-contained site;
- Low site cover of approximately 28%;
- Nine covered level-access loading doors;
- Secure yard area (approx. 50m depth);
- Approximately 60 car parking spaces
- Approximately 6m eaves.

The property will shortly be undergoing a full refurbishment. Full details of this are available on request.

### Terms

The property is available by way of a new lease directly with the landlord on terms to be agreed.

### Rates

The Rateable Value for the property is £156,000. For business rates information, applicants should enquire directly with Anglia Revenues Partnership on 01842 756568. For the year commencing 1 April 2022, rates payable are normally charged at 51.2p in the pound.

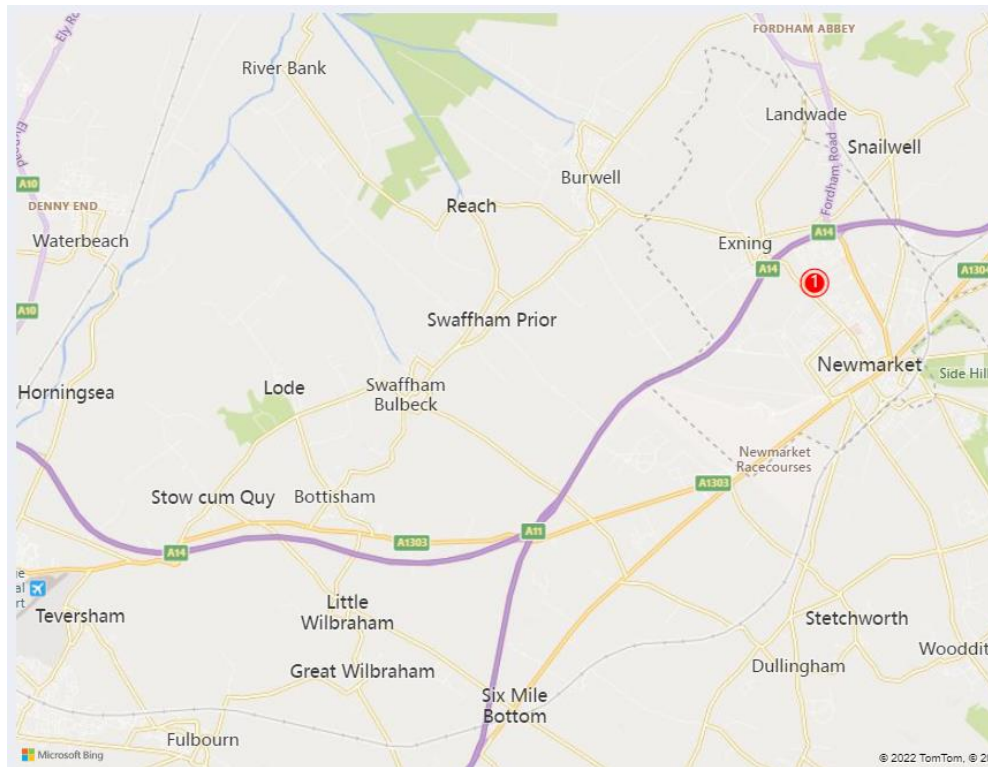
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### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following Gross Internal Areas:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground floor warehouse	3,491.1	37,578
Ground floor offices	309.5	3,331
First floor offices	290.0	3,122
Canopy	326.7	3,517
<b>TOTAL</b>	<b>4417.30</b>	<b>47,548</b>

### Additional information

#### Legal Costs

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

#### EPC

Available upon request.

#### Postcode

CB8 7AU

#### Further information

For further information or to arrange a viewing, please contact the agents:

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