



TO LET

Unit 4 Acorn Business Centre
Oaks Drive
Fordham Road
Newmarket
Suffolk
CB8 7SX

313.91 sq m (3,379 sq ft)

- Modern business unit with office
- Flexible terms available
- Established business location
- Excellent access to the A14 (J37) & A11
- Large shared yard with ample on-site parking

Location

Newmarket is situated approximately 12 miles to the east of Cambridge and 15 miles to the west of Bury St Edmunds, with the A14 (J37) approximately ½ mile to the north of the property providing excellent access to Ipswich, Cambridge and the M11. Newmarket town centre is approximately 1½ miles to the south via Fordham Road (A142).

The property itself is located within an established commercial development known as the Acorn Business Centre, just off Oaks Drive within the town's main commercial area and close by to Tesco, Homebase, Carpet Right and Pets at Home.

Description

The property comprises a light industrial/business unit with an open plan warehouse area and a small office/reception room to the front. There is loading access via a roller shutter door and designated car parking spaces for 6 vehicles.

We understand the unit benefits from a three-phase electricity supply, mains water and drainage.

Accommodation

The property has an approximate gross internal area of **313.91 sq m (3,379 sq ft)**.

Uniform Business Rates

The property is assessed as follows:

Rateable Value from April 2026: £23,500
Rates payable (2026/27): £10,152 per annum

The rates are based on a UBR for 26/27 of 0.432 pence in the pound.

Interested parties are advised to make their own enquiries with West Suffolk Council Revenue Services on (01284) 757221 in order to verify their rates liability.

Planning

We understand the property is suitable for uses falling under Classes B1 (light industrial) & B8 (storage & distribution) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries to West Suffolk Council Planning Department on (01284) 763233.

Terms

The property is available on a new business lease for a term to be agreed at a rent of £29,000 per annum exclusive.

Service Charge

There is a service charge payable in addition to cover the upkeep and maintenance of the common parts of the estate and car park. Further details available on request.

Legal Costs

Each party to bear their own legal costs incurred in connection with the letting.

EPC

The property has an EPC rating of D (90).

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

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