

WAREHOUSE TO LET

W3W// FIREWORK.REMEDY.TRUFFLES



MODERN WAREHOUSE UNIT

1,868 sq m (20,107 sq ft)

8 St Leger Drive

NEWMARKET BUSINESS PARK | SUFFOLK | CB8 7DT

- Excellent location with easy access to A14/A11/M11
- Extensive nearby retail and food amenity
- Generous yard and parking
- Just a 3 minute drive to the A14
- EPC Grade B (49)

Specification

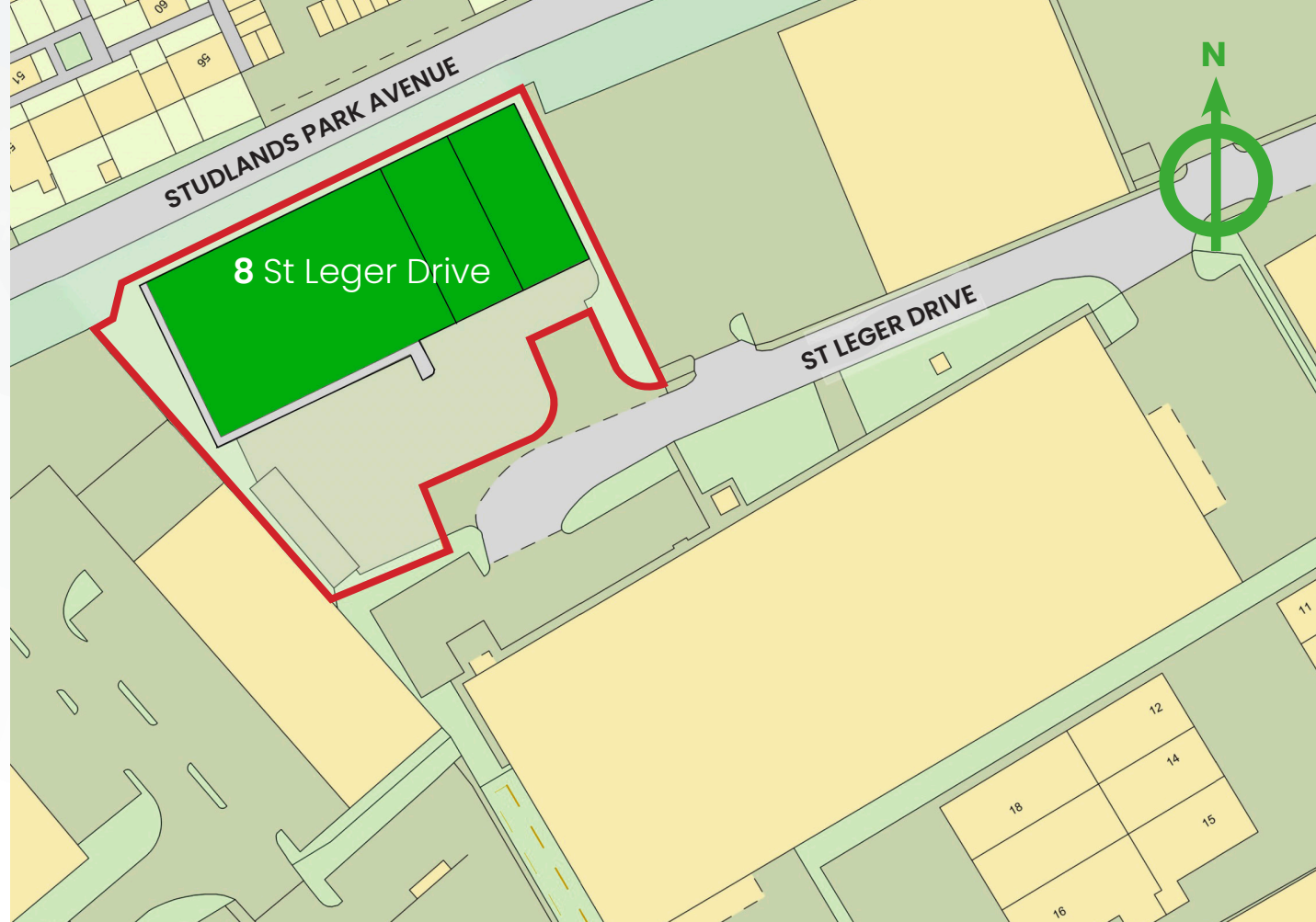
The accommodation, built in 2014, comprises two combined industrial units of steel frame construction. The elevations and roof provide insulated metal sheeting and the floor is concrete.

Externally, there is a yard area to the front of the building providing loading, turning, and parking for 23 vehicles, plus three EV chargers. There is also a small fence secured area. Internally, the eaves height is 8m and the ridge height is 9.5m. There are three surface level electrically operated roller shutters (one of which is decommissioned and currently blocked by the internal office fit out).

The property benefits from two powers supplies (one of which is currently inactive, the other access to 170KvA), forklift charging points, LED lighting and a capped off gas supply. Mains water and sewerage are connected. The smaller warehouse has a disabled WC, roller shutter and two internal openings, where there are separate dedicated male/female and kitchen facilities.

There is also a high quality office fit out including a reception area with desk, male/female WCs, server room, kitchen, boardroom, open plan office area and individual office areas.

The offices benefit from air conditioning, suspended ceilings, and carpeting/wood effect flooring. The existing furniture may be available for a new occupier to take on.



Accommodation

The property has the following approximate gross internal floor areas:

	SQ M	SQ FT
Ground - Warehouse & Offices	1,868	20,107

KEY FEATURES INCLUDE:



HALF A MILE TO A14, AND EXTENSIVE RETAIL, LEISURE, AND FOOD FACILITIES WITHIN WALKING DISTANCE



MODERN WAREHOUSE UNIT BUILT IN 2014 WITH LARGE YARD AND PARKING TO THE FRONT



HGV ACCESS FROM ST LEGER DRIVE, AND TURNING TO THE FRONT OF THE SITE



EAVES HEIGHT 8.08M AND RIDGE HEIGHT 9.53M



WELL APPOINTED OFFICES INCLUDING RECEPTION, KITCHEN, BOARDROOM, MAIN OFFICE AND INDIVIDUAL OFFICES



THREE EV CHARGERS



POWER SUPPLY OF 170 KVA

Well connected

LOCATION

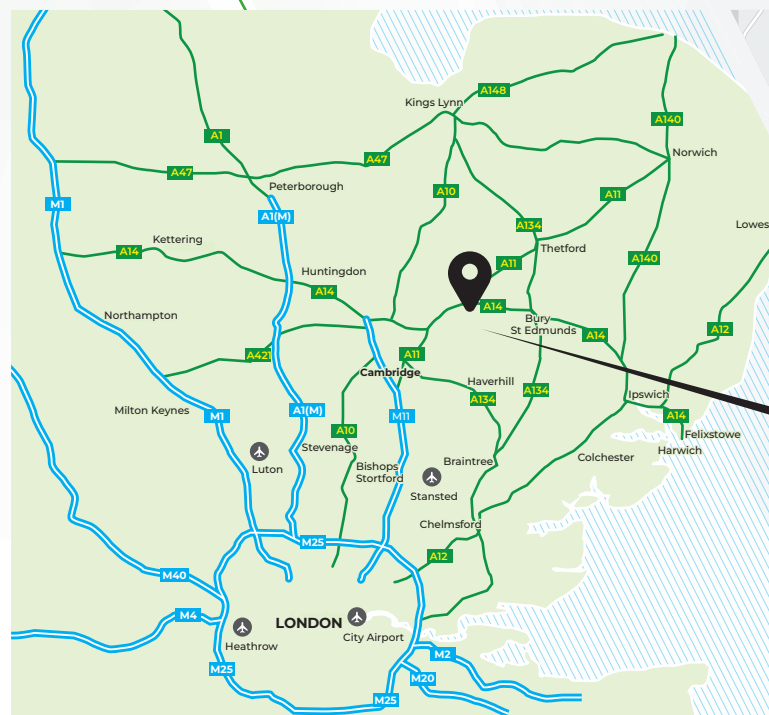
Newmarket Business Park is an established commercial location approximately 0.5 miles away from the A14 (J37) dual carriageway enabling fast access to Cambridge, Ipswich and the East Coast Ports, and in addition, to Stansted Airport, London and the M25 via the A11/M11.

Newmarket town centre is approximately 1.5 miles to the south via Fordham Road (A142). The unit itself is located along St. Leger Drive, immediately off Oaks Drive, which in turn links into Fordham Road.

The **Studlands Retail Park** (which includes Pets at Home, Food Warehouse, Tapi Carpets, Halfords and The Range), as well as Tesco, Burger King, Costa Coffee and McDonalds are within walking distance.

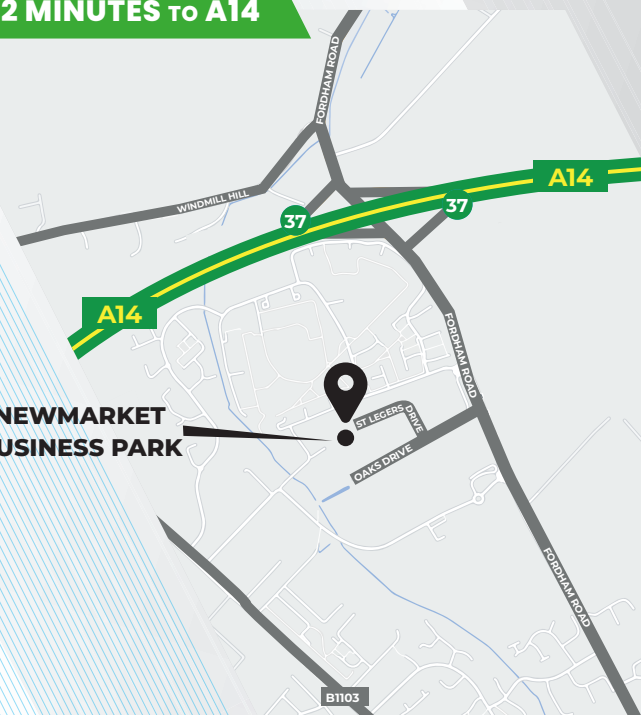
SUMMARY

- **Business rates:** £4.58 per sq ft
- **VAT:** Applicable
- **Legal fees:** Each party to bear their own costs
- **Current Estate Charge:** £1,380.15 per annum
- **EPC:** B (49)
- **Lease:** New Lease



2 MINUTES TO A14

NEWMARKET BUSINESS PARK



Planning The property has permission for uses under Class B1 Light Industrial, B2 General Industrial, or B8 Storage & Distribution. Interested parties are advised to make their own enquiries to West Suffolk District Council Planning Department on (01284) 763 233.

Business Rates The property is entered into the 2026 VOA ratings list with a rateable value of £192,000. The rates payable for the year 2026/27 is approximately £92,000, based on a multiplier of 48 pence in the pound. Please contact West Suffolk Council for further information on business rates.

Estate Charge There is an estate charge in place which covers maintenance of the shared areas on the estate. Current services include gritting, landscaping, drainage maintenance, pest control, and a provision for general repairs. The charge for Unit 8 for 2026-2027 is £1,380.15 per annum.

EPC The property has an EPC rating of B (49).

Terms The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed. Rent upon application.

Viewing and Availability Viewings are strictly by appointment.

Driving distances (in miles)

Cambridge	14	M11	20
Stansted Airport	38	A1	33
Norwich	50	M25	65
Felixstowe	56		

Source: Google Maps, distances are approximate.

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**Ready for
occupation**



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ARRANGE A VIEWING



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Nearby occupiers

VIEWING AND FURTHER INFORMATION STRICTLY THROUGH THE JOINT AGENTS

CHEFFINS

01223 213666

William Clarke
07967 555497
william.clarke@cheffins.co.uk

Alexander Smith
07827 134685
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BIDWELLS

01223 841 841

Walter Scott
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Luke Daveport
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SwissLife
Asset Managers

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremise.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **October 2026.**