

**TO
LET**

NEWLY REFURBISHED BUSINESS PARK OFFICES WITH PARKING

- Four office suites refurbished to a high specification & contemporary design
- Providing from 1,216 sq ft up to 4,506 sq ft (113 to 419 sq m)
- Comprehensive refurbishment of common areas, WCs and Kitchenette facilities
- Excellent location on Newmarket's primary business park
- Located within one mile of Newmarket town centre and the A14
- [Click here to launch the 3D Tour & Floorplans](#)

LOCATION

Lyndon House is the most prominent building on Kings Court office campus which is situated approximately one mile north west of Newmarket town centre accessed via Willie Snaith Road. Kings Court forms part of Newmarket's primary business park location with many office occupiers nearby, benefiting from being within approximately one mile of Junction 37 of the A14.

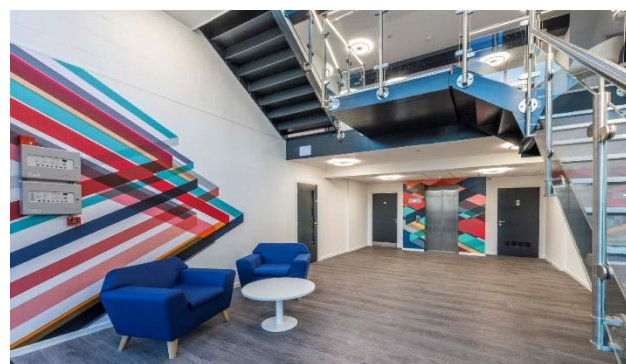
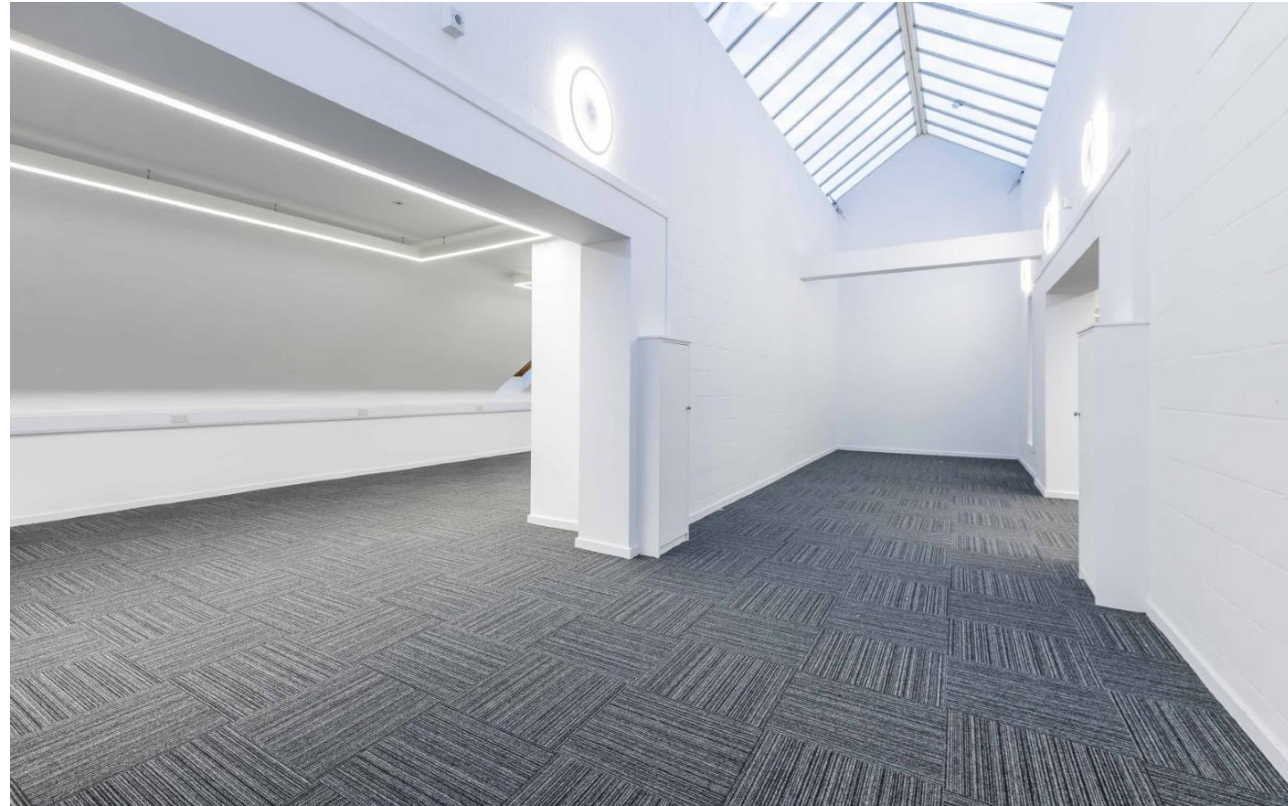
DESCRIPTION

Lyndon House comprises a multi-let office building providing self-contained office suites on ground, first and second floors.

The building has undergone a contemporary refurbishment throughout to provide high specification offices with an impressive entrance and communal areas. The accommodation provides a total of four suites which can be combined to accommodate a variety of size requirements. The high specification refurbishment includes the following:

- New comfort cooling & heating
- High quality kitchen units for staff break out
- New LED lighting with PIR sensors
- New passenger lift serving all floors
- New suspended ceilings
- New carpets and floor coverings throughout
- Comprehensively refurbished common areas

Lyndon House also provides excellent on site car parking.



ACCOMODATION

The office suites provide the following approximate net internal floor areas:

	Sq ft	Sq m
First Floor North Suite	1,237	115
First Floor South Suite	1,216	113
Second Floor	2,055	191
Total	4,506	419

Suites are available either individually or combined to suit. The second floor can be sub-divided to provide two suites both in the order of 1,000 sq ft.

3D TOUR & INTERACTIVE FLOOR PLANS

[Click here to launch the 3D tour and access floorplans](#)

RENT

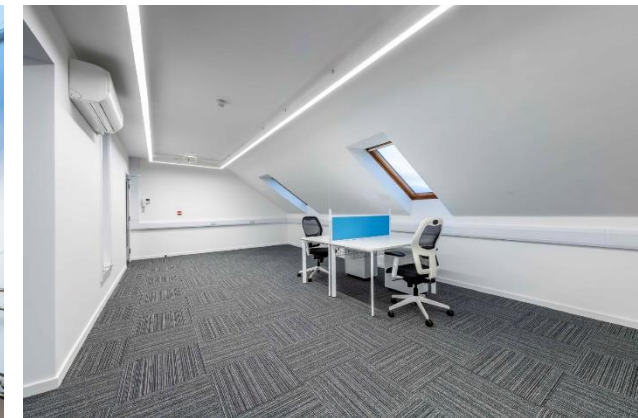
£16.50 per square foot exclusive of VAT.

TERMS

New effectively FR&I leases for a term to be agreed.

RATES

The individual suites will need to be assessed by the VOA. For more information, contact Anglia Revenues Partnerships at 01354 654321.



PLANNING

The accommodation is suitable for office uses (formerly B1a) or other uses falling within Class E (subject to Landlord approval).

SERVICE CHARGE

A service charge is levied for upkeep of the common areas of the building. The tenant is required to pay a fair proportion towards the service charge.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be carried out upon completion of the refurbishments and will be available from the agents in due course.

LEGAL COSTS

Both parties are to be responsible for their own legal costs on completion. The ingoing tenant will be required to provide an undertaking to pay the landlord's abortive legal costs should they withdraw from the transaction once solicitors are instructed.

VIEWINGS & FURTHER INFORMATION

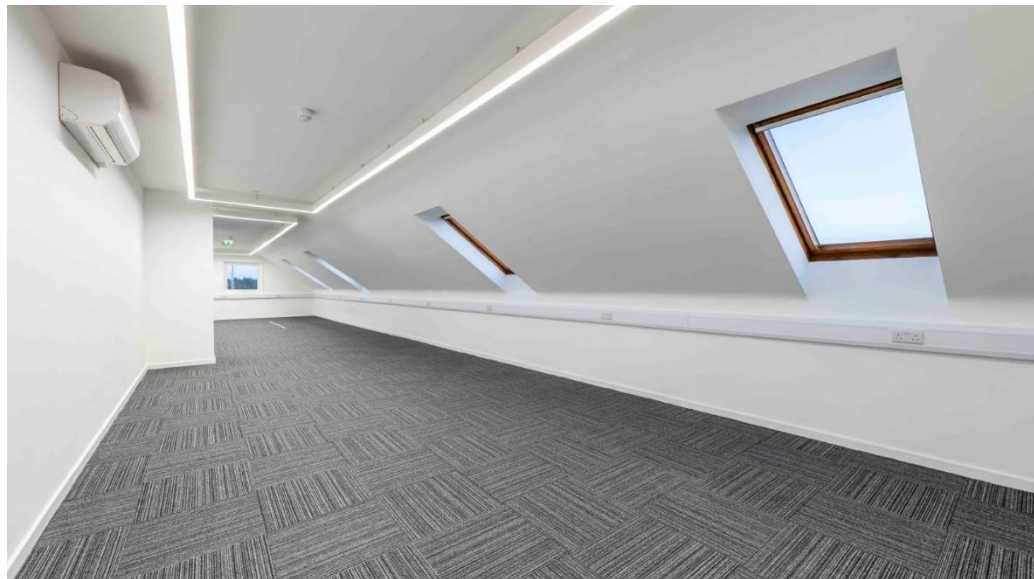
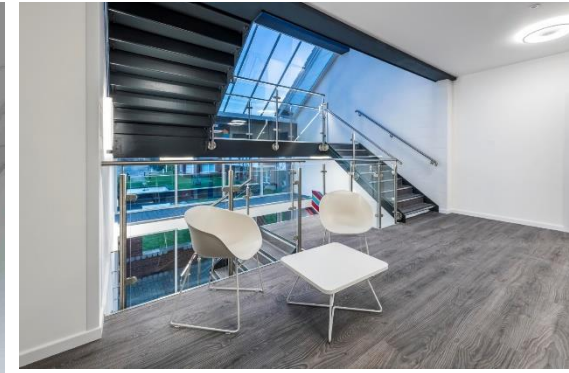
For viewings or further information please contact the joint sole agents **Hazells Chartered Surveyors** on **01284 702626** or email the following:

Richard Pyatt MRICS
richard@hazells.co.uk

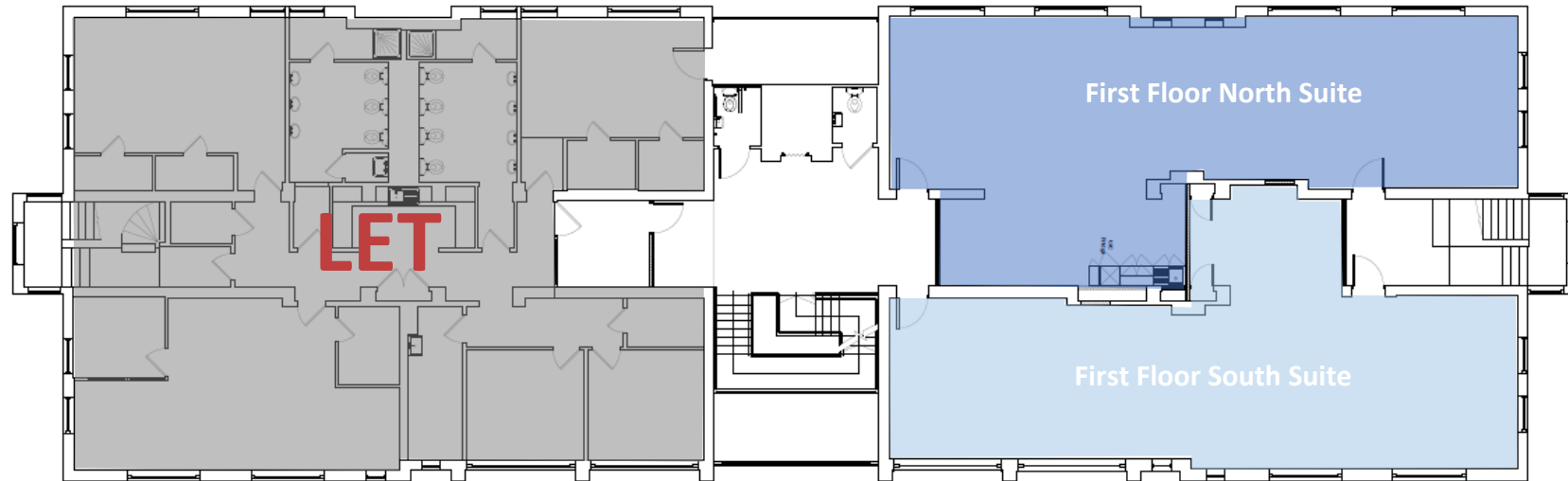
Ella Forman
ella@hazells.co.uk

Or alternatively our joint agents Kirkby Diamond.

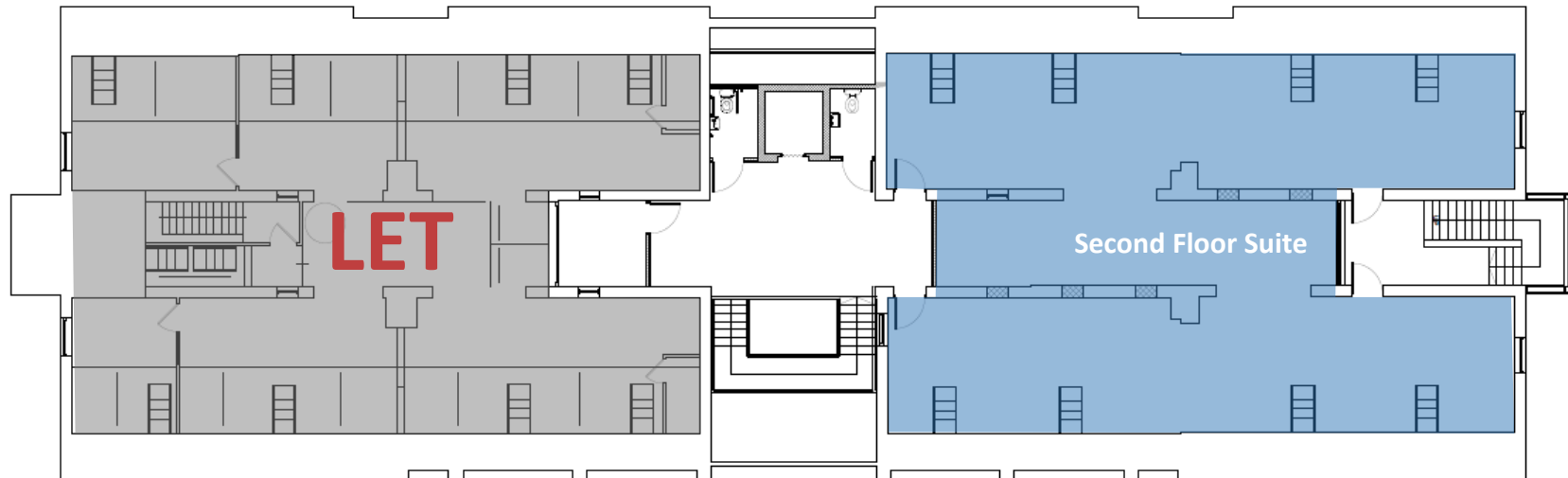


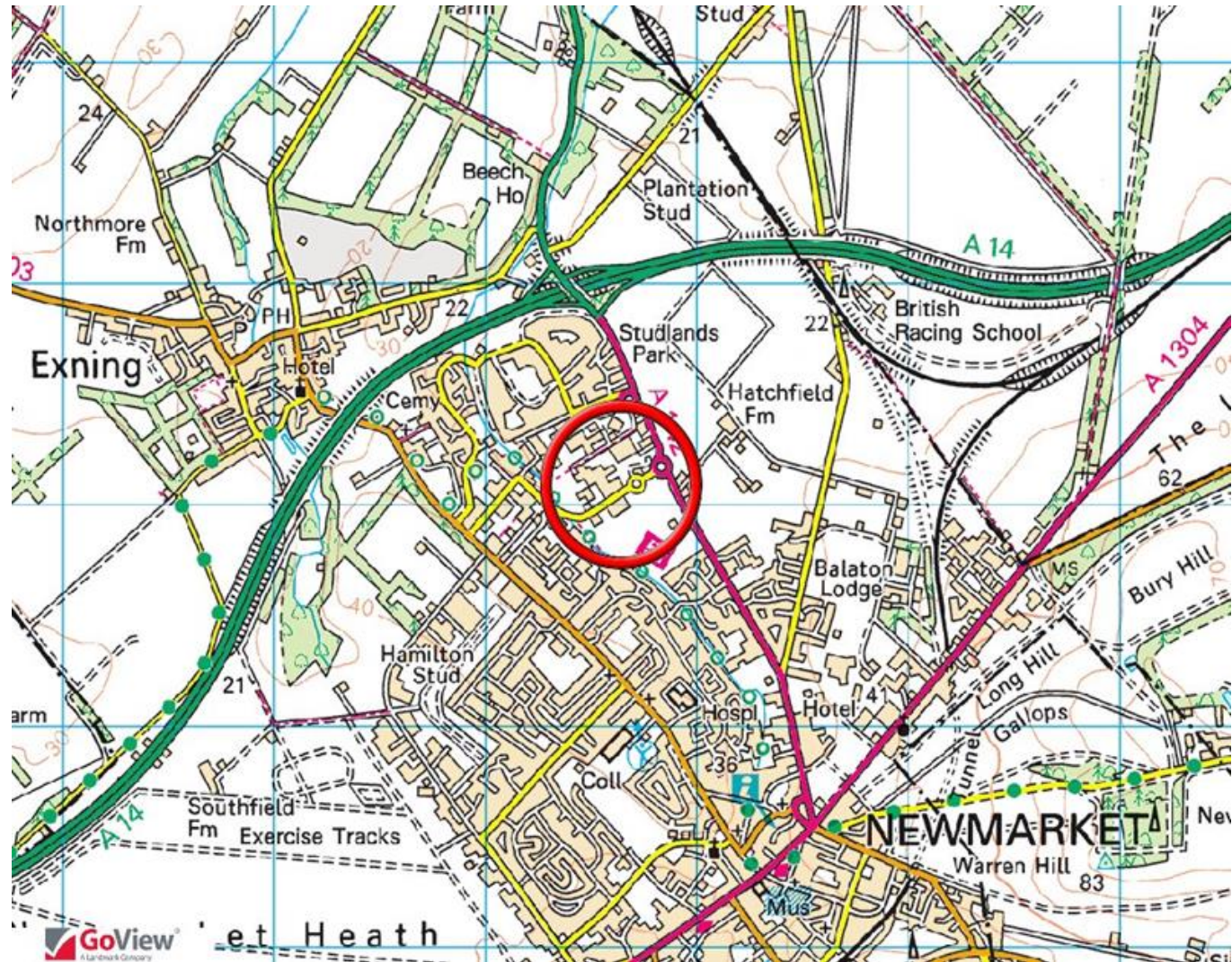
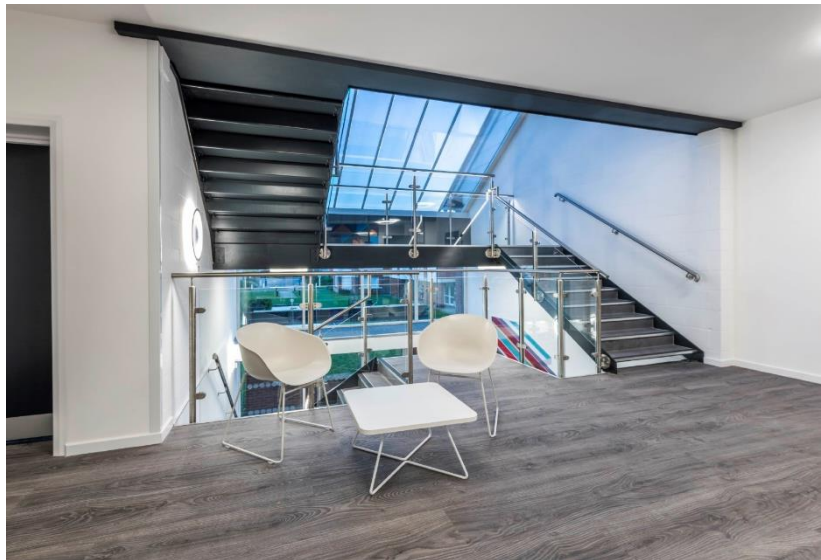


FIRST FLOOR



SECOND FLOOR





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