



5 Craven Way
Newmarket, CB8 0BW

Light Industrial Unit To Let

2,925 sq ft
(271.74 sq m)

- To be refurbished
- Established Industrial Location
- Providing a Gross Internal Area of 2,925 Sq Ft
- Available from September 2025
- Forecourt Car Parking and rear secure yard.

5 Craven Way, Newmarket, CB8 0BW

Summary

Available Size	2,925 sq ft
Rent	£26,500 per annum
Rates Payable	£10,853.25 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£26,000
Service Charge	£795 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (112)

Description

Unit 5 Craven Way is an end of terrace light industrial/warehouse unit of concrete portal frame construction beneath a pitched roof with integrated roof lights.

The unit provides open plan workshop area with raised level WC block to the front of the unit. There is a rear service area and small secured yard compound (720 Sq Ft). Internally the property is currently undergoing a full refurbishment. The property has an internal eaves of 3.8m to the lowest point.

Forecourt car parking is provided to the front of the unit as well as a number of communal spaces on the site.

Location

Craven Way is situated approximately 1 mile north west of Newmarket town centre accessed via Exning Road and Depot Road. The area forms part of an established commercial location and benefits from being within approximately 1 mile of Junction 37 of the A14.

Accommodation

The accommodation comprises the following areas:

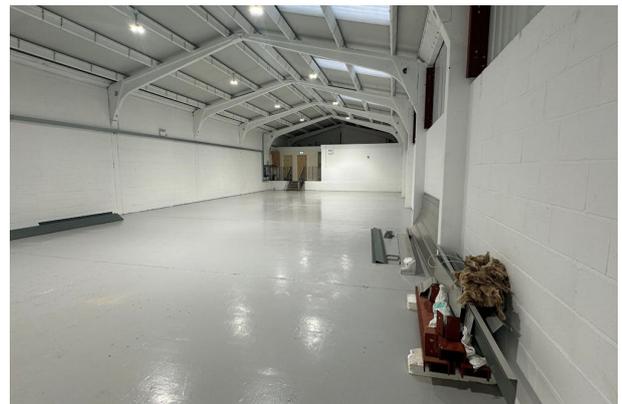
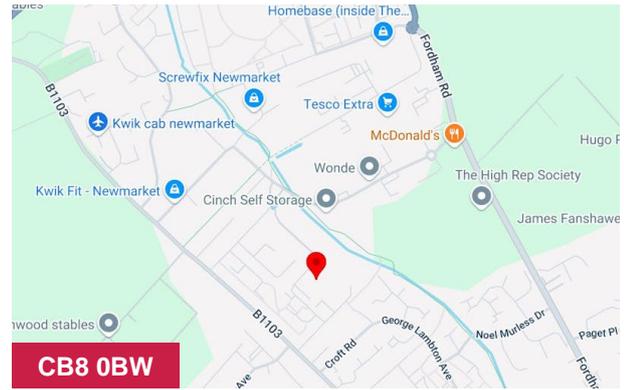
Name	sq ft	sq m	Availability
Ground	2,925	271.74	Available
Total	2,925	271.74	

Terms

The unit is available on a new full repairing lease on terms to be agreed.

Estate Charge

An Estate Charge is levied for upkeep of the common areas of the estate. The Estate Charge is based on 3% +VAT of the annual rent as a minimum contribution.



Viewing & Further Information



Francis Britton

01284 702626

francis@hazells.co.uk



Adam Palombo

01284702626

adam@hazells.co.uk