



**Ready for
occupation**

1,391 KVA Power

Modern warehouse unit

6,529.51 sq m (70,284 sq ft)

2-4 St Leger Drive

NEWMARKET BUSINESS PARK | SUFFOLK | CB8 7DT

- Excellent location with easy access to A14/A11/M11
- Double yards providing parking and loading
- Refurbishment included full redecoration, upgraded offices, solar PV and electric charging points
- EPC Grade A

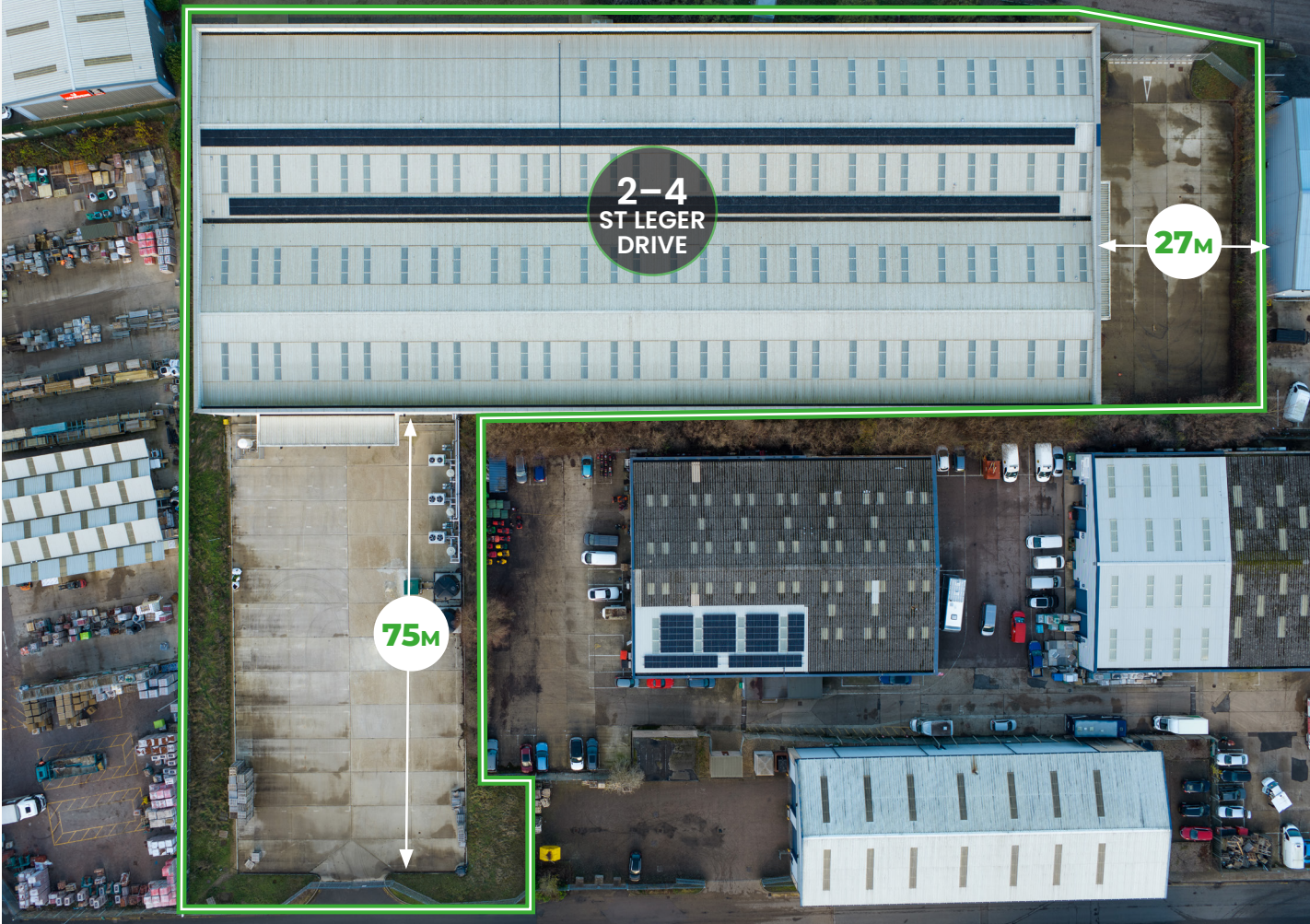
Specification

The property comprises a modern industrial/warehouse unit of steel portal frame construction with insulated profile metal sheet clad elevations and roof. It has recently undergone an extensive refurbishment programme.

KEY FEATURES INCLUDE

-  **100KW PV PANELS ON ROOF**
-  **FOUR ELECTRIC VEHICLE CHARGING POINTS**
-  **NEW LED LIGHTING THROUGHOUT**
-  **FULLY UPGRADED OFFICES AND ENTRANCE TO INCLUDE NEW VRF AIR CON SYSTEM**

-  **10M EAVES HEIGHT**
-  **SIX ELECTRICALLY-OPERATED ROLLER SHUTTER DOORS**
-  **1,391 KVA POWER SUPPLY**
-  **POWER-FLOATED CONCRETE FLOOR**
-  **TWO PARKING / LOADING AREAS WITH HGV ACCESS FROM ST LEGER DRIVE AND OAKS DRIVE**
-  **MAINS SERVICES INCLUDING WATER AND ELECTRICITY (3-PHASE) ARE AVAILABLE**
-  **MAIN STAFF AND VISITOR PARKING AREA WITH AROUND 28 MARKED SPACES**
-  **FULL INTERNAL AND EXTERNAL REDECORATION**



Accommodation

The property has the following approximate gross internal floor areas:

	SQ M	SQ FT
Ground Floor (inc. Offices)	6,050.41	65,127
First Floor (Offices)	479.10	5,157
Total	6,529.51	70,284

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ARRANGE A VIEWING



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.



Planning The property has planning permission for Class B8 (Storage & Distribution) Use. Interested parties are advised to make their own enquiries to West Suffolk District Council Planning Department on (01284) 763 233.

Uniform Business Rate The property is assessed as follows. Rateable Value £445,000. Rates payable (2026/7): £213,600. The rates are based on a UBR for the current year of 0.48 pence in the pound. Interested parties are advised to make their own enquiries of Anglian Revenues Partnership on (01842) 756 568.

Service Charge A service charge is payable to cover insurance, landscaping, roadway, miscellaneous repairs and maintenance of the common parts of the estate. Further details can be provided upon request.

EPC The property has an EPC rating of A (24).

Terms The property is available on a new full repairing and insuring lease, for a term of years to be agreed, at a quoting rent of £703,000 per annum exclusive. VAT will be applicable to the rent.

Legal Costs Each party to bear their own legal costs incurred in the transaction.

Driving distances (in miles)

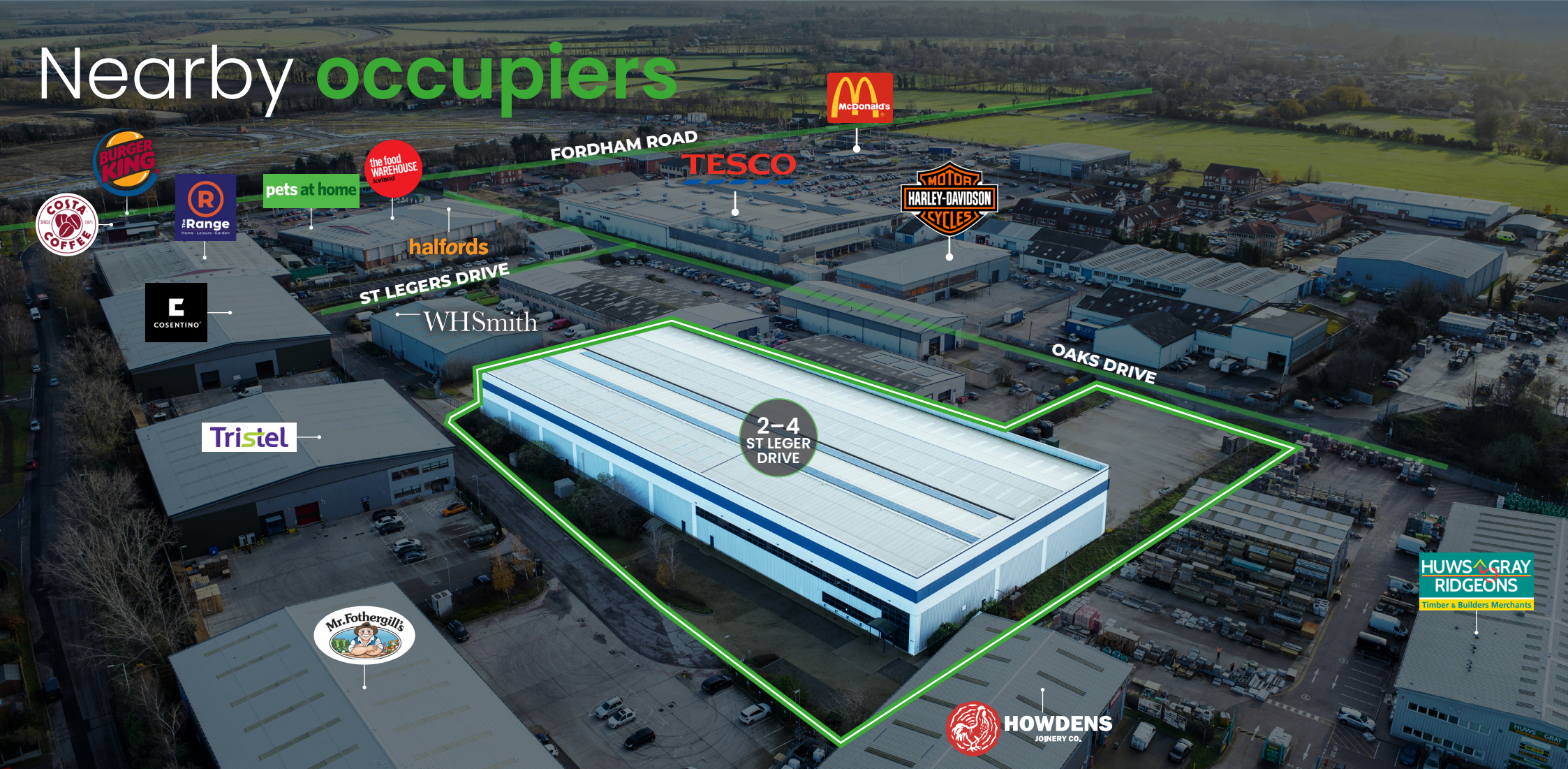
Cambridge	14	M11	20
Stansted Airport	38	A1	33
Norwich	50	M25	65
Felixstowe	56		

Source: Google Maps, distances are approximate.

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Nearby occupiers



VIEWING AND FURTHER INFORMATION STRICTLY THROUGH THE JOINT AGENTS

CHEFFINS

01223 213666

Alexander Smith
07827 134685
alexander.smith@cheffins.co.uk

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

BIDWELLS

01223 841 841

Walter Scott
07918 081533
walter.scott@bidwells.co.uk

Patrick Stanton
07918 709399
patrick.stanton@bidwells.co.uk



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.lettingbusinesspremises.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 of 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. **June 2026.**