CHEFFINS



TO LET – INDUSTRIAL UNIT

319.7 sq m (3,442 sq ft)

Unit 3 Swan Lane Business Park
Swan Lane
Exning
Newmarket
CB8 7FN

- End terrace industrial/warehouse unit
- Located on popular and established commercial trading estate
- Excellent access to the A14, A11 & A142
- Loading access to the front
- Availible on a new direct lease

Location

The premises are situated on Swan Lane Business Park in the centre of Exning village on the corner of Swan Lane and Chapel Street. The estate has excellent access to the A14 and A142, which are both approximately one mile distant and this in turn provides good access to the A11 and M11.
Newmarket town centre is a short drive (around 7 mins) and where there is a mainline railway station offering regular direct services to Cambridge and Ipswich.

Description

The unit comprises an industrial/warehouse unit of steel portal frame construction with brick/blockwork and metal sheet clad elevations beneath a cement sheet clad roof.

The unit is predominantly open plan with an office block and toilet in one corner. There is a set of double sliding loading doors for access to the front and the unit has a minimum eaves height of around 4.5 metres.

We understand that the property benefits from mains water, drainage and 3 phase electricity supply. However, the services, fixtures and fittings have not been tested by the agent and interested parties are advised to make their own enquiries of the relevant service providers.

Accommodation

The property comprises an approximate total gross internal floor area of:

	Sq M	Sq Ft
Total	319.8	3,442

Planning

We consider that uses falling within Classes B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 may be appropriate, subject to obtaining any necessary planning consents.

Interested parties are advised to make their own enquiries to West Suffolk Council Planning Department on (01638) 719000.

Uniform Business Rates

We understand that the unit will need to be assessed for business rates. Interested parties are advised to make their own enquiries of West Suffolk Council Revenue Services on 01842 756404.

Service Charge

A service charge will be payable towards the upkeep of the common parts of the estate.

EPC

The property is awaiting a new EPC assesment.

Terms

The property is available to let, with vacant possession, on a new direct lease at a quoting rent of £18,500 per annum exclusive of VAT and other outgoings.

Legal Costs

Both parties are to bear their own legal costs.

Viewing and Further Information

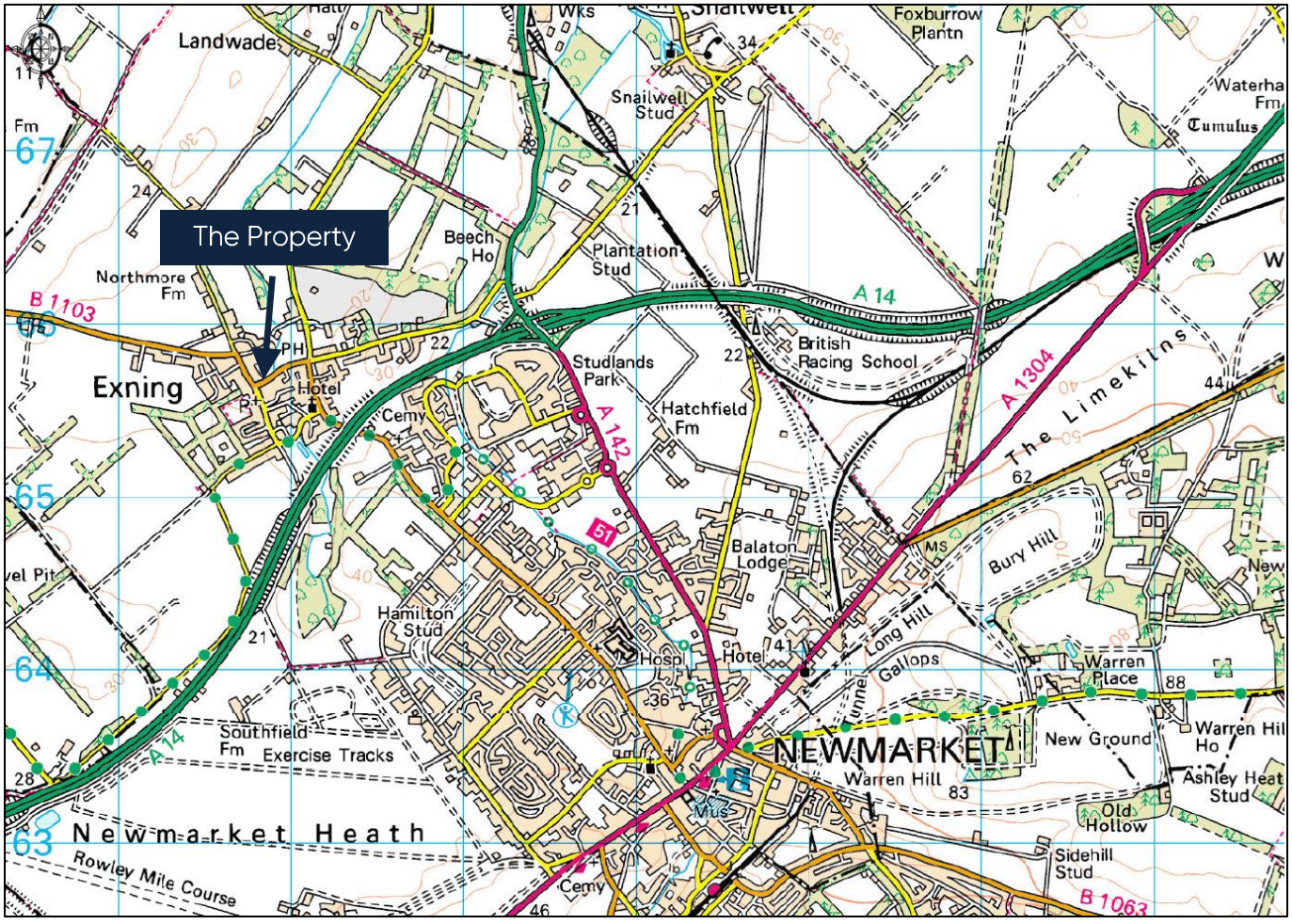
Strictly through the sole agent, Cheffins.

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Email : will.moss@cheffins.co.uk

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.leasingbusinesspremises.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.






The Property
Landwade
Snailwell Stud
Foxburrow Plantn
Waterha Fm
Tumulus
Beech Ho
Plantation Stud
Northmore Fm
B 1103
A 14
British Racing School
Exning
PH
Hotel
Cemy
Studlands Park
A 142
Hatchfield Fm
A 1304
The Limekilns
Balaton Lodge
Bury Hill
Hamilton Stud
Hospl
Long Hill
Gallops
Warren Place
Southfield Fm
Exercise Tracks
NEWMARKET
New Ground
Warren Hill
Ashley Heat Stud
Old Hollow
Newmarket Heath
Rowley Mile Course
Sidehill Stud
B 1063