

Nucleus

Newmarket CB8 0AT

For sale/to let
**10 new industrial/warehouse/
research & development units**
3,595 - 50,930 sq ft



Chancerygate

Strategic locations. Sustainable buildings.

Situated on Exning Road, approximately 1.5 miles from Junction 37 of the A14, just 0.5 miles from Newmarket town centre, and 12 miles from Cambridge, the site benefits from a prominent roadside frontage in an established employment area.

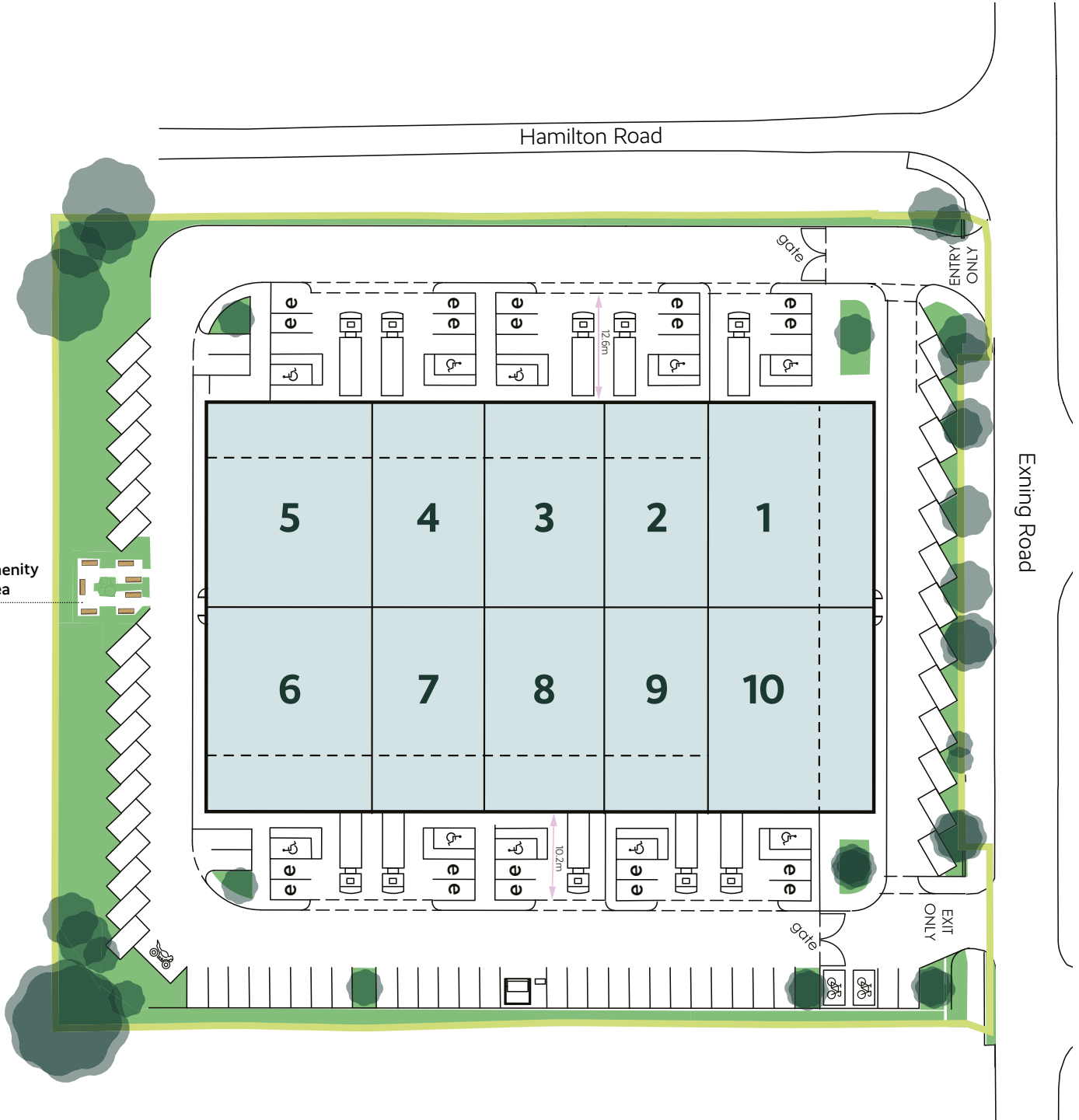


Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	4,983	1,689	6,673
2	2,820	775	3,595
3	3,595	990	4,585
4	3,078	850	3,928
5	5,242	1,442	6,684
6	5,242	1,442	6,684
7	3,078	850	3,928
8	3,595	990	4,585
9	2,820	775	3,595
10	4,983	1,689	6,673
Total			50,930

Amenity Area



Largest combined area: 50,930 sq ft (all units)

Industrial/warehouse/ research & development **3,595 up to 50,930 sq ft**

Flexible units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

Available Q3 2026



37.5kN sq m
floor loading



8.4m minimum
clear internal height



Ability to
combine units



Full height electric
loading doors



10.2-12.6m
yard depths



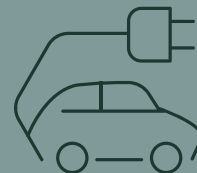
First floor for storage/
R + D/office space



Bicycle
storage



12 year collateral
warranty available



EV charging



Solar power



Secure business
park



Landscaped
environment



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Sustainable approach. Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Nucleus include:

- Solar PV panels on all units
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas enhancing biodiversity
- External wellbeing areas
- Secure cycle storage to encourage cycling to work

*Potential savings of up to **£0.58 per sq ft** per annum through use of PVs based on using current energy prices as of July 2025 and assuming 100% PV generation is used on site.



Targeting
BREEAM 'Excellent'



Targeting
EPC A rating



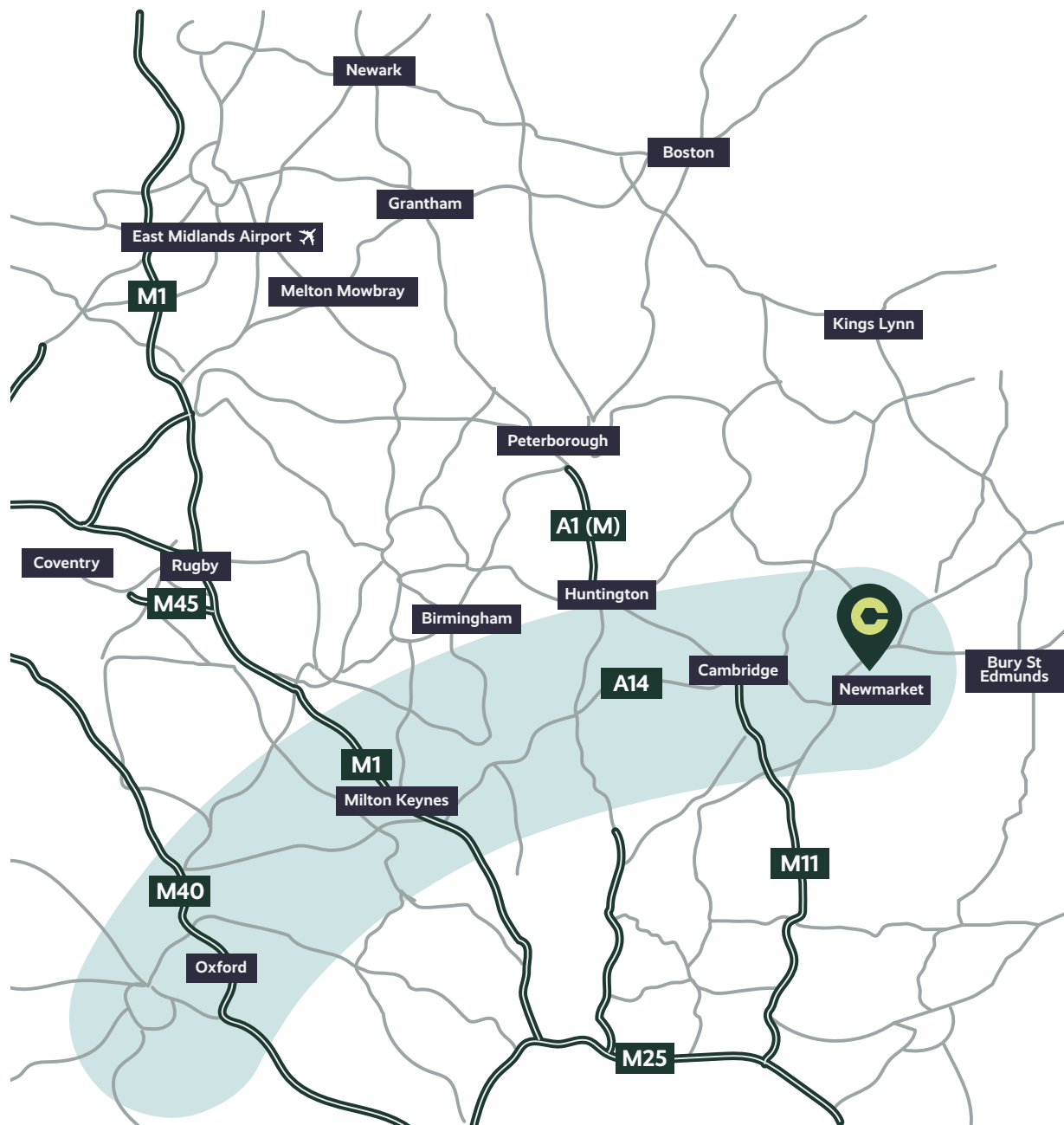


Located within the Oxford–Cambridge arc

The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge.

It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in England. The Arc has the potential to become a world-leading and globally renowned centre for business, innovation and investment in a variety of industries, including AI (Artificial Intelligence), advanced manufacturing and life sciences. Improving connectivity across the Arc with a new rail line between Oxford, Milton Keynes and Cambridge will link communities with employment and leisure opportunities.

Meanwhile, improvements to the A428, around Black Cat roundabout and Caxton Gibbet roundabout, will provide quicker and more reliable journeys to road users travelling between Cambridge and Milton Keynes.



Right spaces.
Right places.

Exning Road, Newmarket, CB8 0AT



Road	Distance (miles)
A14 (J37)	1
A11	4
M11	17
A1	32
M25	48

Rail	Distance (miles)
Newmarket	2
Cambridge	21

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Airport	Distance (miles)
Cambridge City	12
Stansted	34
Town	
Newmarket	0.5
Cambridge	15
Bury St Edmunds	15
Huntingdon	31
Ipswich	42
Norwich	50
London	74

Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2025 | 25205110/25

Chancerygate

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