



**13 Craven Way**  
Newmarket, CB8 0BW

## **Light Industrial Unit To Let (E(g)(iii) uses)**

**1,088 sq ft**  
(101.08 sq m)

- Currently undergoing refurbishment with full roof replacement
- Small business rates relief available
- Established industrial location
- Approximately one mile from Newmarket town centre
- Power from PV panels available through power purchase agreement
- No motor trade uses

# 13 Craven Way, Newmarket, CB8 0BW

## Summary

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 1,088 sq ft                                                                                                                           |
| Rent           | £14,500 per annum                                                                                                                     |
| Rates Payable  | £4.31 per sq ft<br>Based on the 2026 valuation, coming into effect in April.                                                          |
| Rateable Value | £9,400                                                                                                                                |
| Service Charge | N/A                                                                                                                                   |
| VAT            | Not applicable                                                                                                                        |
| Legal Fees     | Each party to bear their own costs. Ingoing tenant is required to pay £350 plus VAT towards the landlords cost of producing the lease |
| Estate Charge  | £435 per sq ft<br>Minimum annual contribution                                                                                         |
| EPC Rating     | E (107)                                                                                                                               |

## Description

Unit 13 Craven Way provides a to be refurbished, mid terrace, storage/workshop unit with concrete floor, blockwork walls, bi-fold wooden doors with an electric roller shutter and one WC, all under a corrugated sheet roof with translucent panel insert.

Refurbishment works that are in progress include a brand new roof with solar panels, repainted doors, walls and floor including any other minor adjustments to bring the unit to pristine condition. EPC rating expected to be a C once reassessed.

The minimum eaves of the building is 2.830m.

## Location

Craven Way is situated approximately 1 mile north west of Newmarket town centre accessed via Exning Road and Depot Road. The area forms an established commercial location and benefits from being within approximately 1.5 miles from junction 37 of the A14.

## Accommodation

The accommodation comprises the following areas:

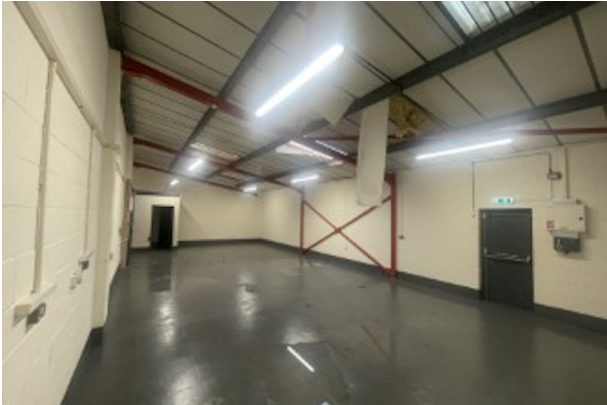
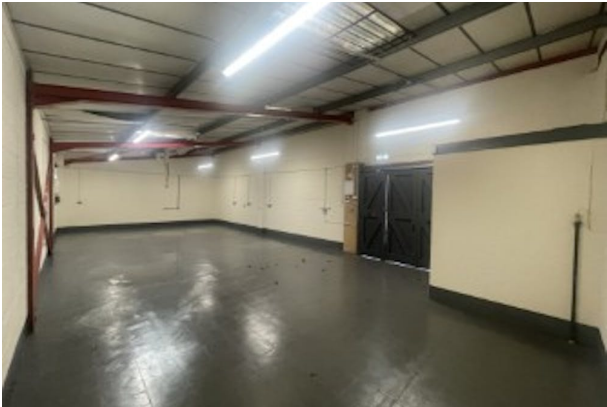
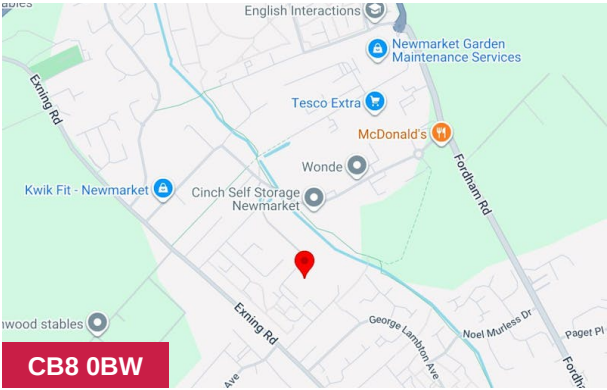
| Name               | sq ft | sq m   | Availability |
|--------------------|-------|--------|--------------|
| Ground - Warehouse | 1,088 | 101.08 | Available    |
| Total              | 1,088 | 101.08 |              |

## Terms

The unit is available by way of a new lease on terms to be agreed.

## Legal Costs

The tenant will be required to make a £350 +VAT contribution towards the landlords cost of the producing the lease.



## Viewing & Further Information



**Adam Palombo**  
01284702626  
adam@hazells.co.uk