



TO LET – BUSINESS UNIT

Unit 9a & 9b
Swan Lane
Exning
Newmarket
Suffolk
CB8 7FN

146.6 sq m (1,578 sq ft)

- Open plan business unit
- Situated on established business park
- Excellent location just 1 mile from A14
- Ample on-site car parking

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 in turn provide good access to the M11 and A11. Newmarket town centre is a short drive and benefits from a mainline railway station with direct services to Cambridge and Ipswich.

Description

Units 9a and 9b comprise two large office suites and a store room. The premises benefit from a predominantly open plan layout with a good level of natural light. In addition, the premises include air conditioning and male and female W.Cs. There is ample on site car parking available.

Accommodation

The premises comprise an approximate net internal area of 1,578 sq ft.

Planning

The property has planning consent for business use falling within use classes B1 a (offices). Alternative uses within Use Class E will be considered and include:

- a) Shop other than for the sale of hot food;
- b) Food and drink which is mostly consumed on the premises;
- c) The following kinds of services principally to visiting members of the public:
 - i. financial services
 - ii. professional services (other than medical services)
 - iii. any other services which it is appropriate to provide in a commercial, business or service locality
- d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)
- f) Non-residential creche, day centre or nursery
- g) i) office
 - ii) the research and development of products or processes or
 - iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area

Other uses will be considered, such as B2 and B8 uses the unit would suit a warehouse or could be used for storage.

Interested parties are advised to make their own enquiries of West Suffolk District Council Planning Department on 01284 763233.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a rateable value of £12,500 and therefore the rates payable for 2024/25 will be £6,238 (calculated at the standard multiplier rate and ignoring the effects of any phasing or relief). Eligible occupiers should qualify for some rates relief and interested parties are advised to make their own enquiries of West Suffolk District Council Revenue Services on 01284 757000.

Service Charge

There is a service charge payable towards upkeep of the common areas. Further details available on request.

EPC

The property has an EPC rating of F (126).
Terms

The office is available at a rent of £13,000 per annum exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Moss

Tel: 01223 213 666

Email: will.moss@cheffins.co.uk



CHEFFINS

