



TO LET – DETACHED BUILDING

Agriculture House
Willie Snaith Road
Newmarket
Suffolk
CB8 7SN

223.81 – 503.07 sq m
(2,549 – 5,415 sq ft)

- Self-contained, modern building
- Established business park location
- Road frontage and generous parking
- Easy access to A14 and town centre
- Close to extensive retail amenities and services

Location

Newmarket is an internationally recognised town for its horse racing industry and is located in West Suffolk, around 14 miles east of Cambridge and 16 miles west of Bury St Edmunds. Newmarket has a strategic position within East Anglia, being at the inter-section of the A14 and A11, providing easy access to London, the Midlands and the east coast ports.

Agriculture House is situated within an established business park on the northern edge of Newmarket, off Willie Snaith Road, and less than a mile from the A14 (J37). Nearby retailers include Tesco Extra, McDonalds, Burger King, Wickes and Halfords and are all within walking distance.

Description

The 1994 built property comprises a two storey detached office building on a self-contained plot.

A grassed area of circa 0.39 acres may be available separately and used for a variety of uses (subject to planning).

The internal accommodation benefits from the following specification:

- Carpeting throughout
- Raised access floors
- Suspended ceilings
- Cooling / heating
- Male, female and disabled WCs
- Kitchenette spaces
- Intruder alarm
- Intercom entry system
- Cycle parking

Externally, the whole building provides for 42 car spaces, of which one is accessible, arranged to the front and rear.

Accommodation

The available space in the building has the following approximate net internal areas:

Ground Floor	236.81 sq m	2,549 sq ft
First Floor	266.26 sq m	2,866 sq ft
Total	503.07 sq m	5,415 sq ft

The landlord will consider lettings on a floor by floor basis.

Planning

The property has been used as an office falling under Class B1(a) of the Town and Country Planning (Use Classes) Order 1987. However, interested parties are advised to make their own enquiries to West Suffolk Council Planning Department.

Uniform Business Rates

There are three ratings assessments covering the space following previous occupation by three separate parties. The combined Rateable Value as part of the VOA Rating List 2026 is £89,900 which makes estimated Rates Payable for 2026/7 £42,152 based on a letting of the whole.

Interested parties are advised to make their own enquiries of West Suffolk Council Revenue Services.

Service Charge

A service charge shall become payable for the upkeep and maintenance of the common areas, landscaping and roadways within the development should the building be leased to more than one party.

EPC

The property has an EPC Rating of C (59).

Terms

The property is available on a new internal repairing lease at the following rents:

Ground Floor	-	£41,000 per annum
First Floor	-	£46,000 per annum

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the agents, Cheffins or Burley Browne.

Cheffins – William Clarke
Tel: 07967 555 497
Email: william.clarke@cheffins.co.uk

Cheffins – Freddie Wootton
Tel: 01223 869 632
Email: freddie.wootton@cheffins.co.uk

Burley Browne – David Hemming
Tel: 07841 234 160
Email: david.hemming@burleybrowne.co.uk

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