



Unit 9

Sam Alper Court, Newmarket, CB8 0GS

Modern Light Industrial Unit To Let

1,122 sq ft
(104.24 sq m)

- Available Immediately
- Small Business Rates Relief available to qualifying occupiers
- Gross Internal Area of 1,122 Sq Ft
- Unit refurbished and only 10 years since construction
- Open plan workshop
- Demised parking on site

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Summary

Available Size	1,122 sq ft
Rent	£16,500 per annum
Rates Payable	£4,536 per annum based on 2026 valuation
Rateable Value	£10,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£495 per annum
EPC Rating	B (38)

Description

Unit 9 Sam Alper Court is a modern, semi-detached light industrial/workshop unit of steel portal frame construction with blockwork walls and clad exterior beneath a steel profile clad roof. The unit benefits from a full height automatic roller shutter door, reception/office area, kitchenette and WC. The unit further enjoys underfloor heating via a ground source heat pump and Solar PV providing renewable electric. There is 3 phase power, and the unit has an approximate eaves height of 4.5 metres. Externally there is a front forecourt with 2 parking spaces.

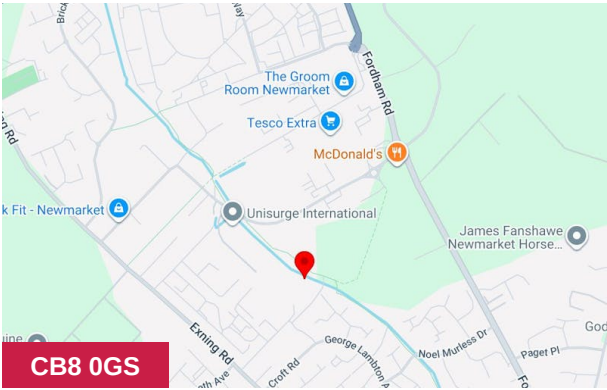
Location

Sam Alper Court 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 of Junction 37 of the A14.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,122	104.24	Available
Total	1,122	104.24	



Viewing & Further Information



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