



8 Craven Way

Newmarket, CB8 0BW

**Heavy Industrial/Workshop
Unit To Let (B2 and B8 uses
only)**

501 sq ft
(46.54 sq m)

- Currently Undergoing Refurbishment
- Small Business Rates Relief Available
- Established Industrial Location
- Approximately One Mile From Newmarket Town Centre
- Available from September 2025
- No Motor Trade Uses

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Summary

Available Size	501 sq ft
Rent	£6,500 per annum
Rates Payable	£2,794.40 per annum from 1 April 2023
Rateable Value	£5,600
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£195 per annum
EPC Rating	D (83)

Description

Unit 8 Craven Way provides a to be refurbished, mid terrace, storage/workshop unit with concrete floor, blockwork walls, open out wooden doors with an electric roller shutter and one WC, all under a corrugated sheet roof with translucent panel insert.

The maximum eaves of the building is 3.941m and the minimum eaves 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	501	46.54	Available
Total	501	46.54	

Terms

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

Business Rates

From 1 April 2023, the property appears in the ratings list with a rateable value of £5,600. Qualifying occupiers will be entitled to claim Small Business Rates Relief where nil rates would be payable.

Legal Costs

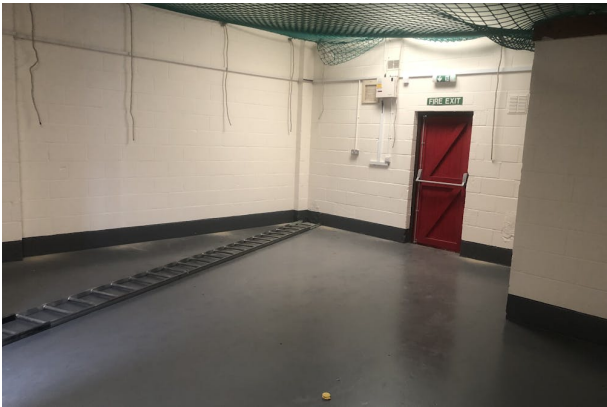
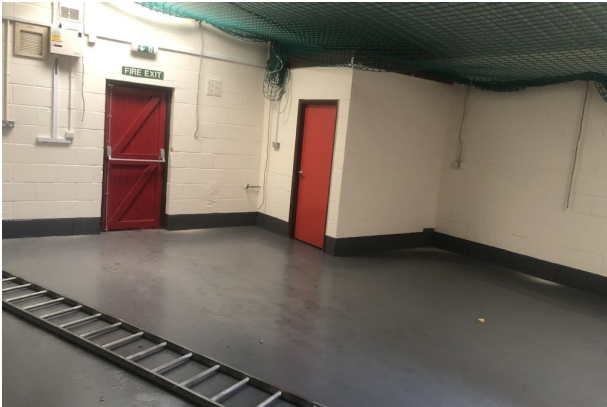
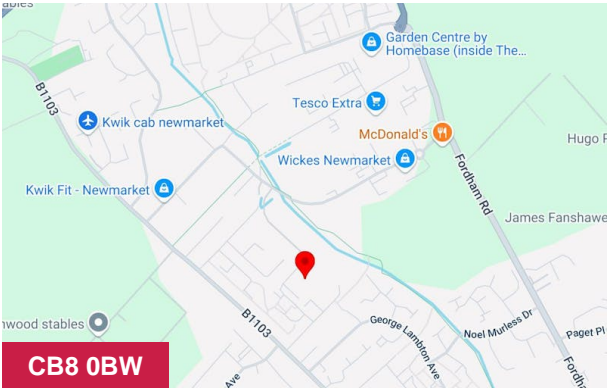
The tenant will be required to make a £350 +VAT contribution towards the Landlords cost of the producing the lease.

Estates Charge

An estates charge is levied for the upkeep of the common areas of the estate which will be a minimum contribution of £195 +VAT per annum.

VAT

The property is not currently elected for VAT.



Viewing & Further Information



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