



14 Craven Way
Newmarket, CB8 0BW

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

718 sq ft
(66.70 sq m)

- Currently Undergoing Refurbishment
- Small Business Rates Relief available
- Established industrial Location
- Approximately One Mile From Newmarket Town Centre
- Available from November 2025
- No Motor Trade uses

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Summary

Available Size	718 sq ft
Rent	£9,750 per annum
Rates Payable	£3,043.90 per annum 2023 Valuation
Rateable Value	£6,100
Service Charge	N/A
VAT	Not applicable. The Estate charge is subject to VAT but the rent is not
Legal Fees	Each party to bear their own costs
Estate Charge	£350 per annum
EPC Rating	D (95)

Description

Unit 14 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 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	718	66.70	Available
Total	718	66.70	

Terms

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

Legal Costs

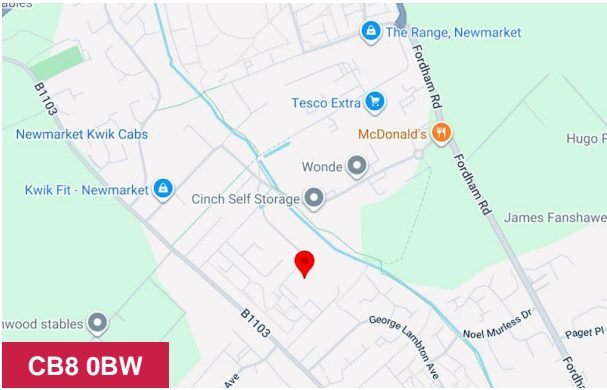
The tenant will be required to make a £350 +VAT contribution towards the Landlords cost of the producing the lease.

Estates Charge

An estates charge is levied for the upkeep of the common areas of the estate which will be a minimum contribution of £350 +VAT per annum.

VAT

The property is not currently elected for VAT.



Viewing & Further Information



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