

# To Let

## Unit 1D, Newmarket Trade Park, Studlands Park Avenue, Newmarket, CB8 7ER

3,835 sq ft (356.28 sq m)

- Modern warehouse space
- Clear eaves height of 6m
- Level access roller shutter door
- 3 phase power
- Generous parking
- To be refurbished



To be refurbished

TRADE COUNTER / INDUSTRIAL UNIT TO LET

## Location

The property is located in an established trade/industrial area to the north of Newmarket, within 1.8 miles of the Town Centre. The A14 Newmarket Bypass is circa 1.2 miles away providing a fast road link to Cambridge, Bury St Edmunds and the wider East Anglia and East Midlands market. Local occupiers include: Howdens, Idexx, Screwfix, Wolesley, Travis Perkins and Ridgeons builders merchant.

Access to key regional centres is exceptional with the following conurbations within close proximity;

Newmarket Town Centre 1.8 miles  
Ely 13 miles  
Cambridge 14 miles  
Bury St Edmunds 15 miles  
Thetford 21 miles

## Description

Unit 1D is an end of terrace unit forming part of a modern estate. Constructed of steel portal frame with elevations of profile metal cladding and breezeblock under a pitched roof built to an institutional specification.

- \* Modern warehouse space
- \* Clear eaves height of 6m
- \* Level access roller shutter door
- \* 3 phase power
- \* Generous parking
- \* To be refurbished

## Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m
Warehouse	3,835	356.28
<b>Total</b>	<b>3,835</b>	<b>356.28</b>

## Rent

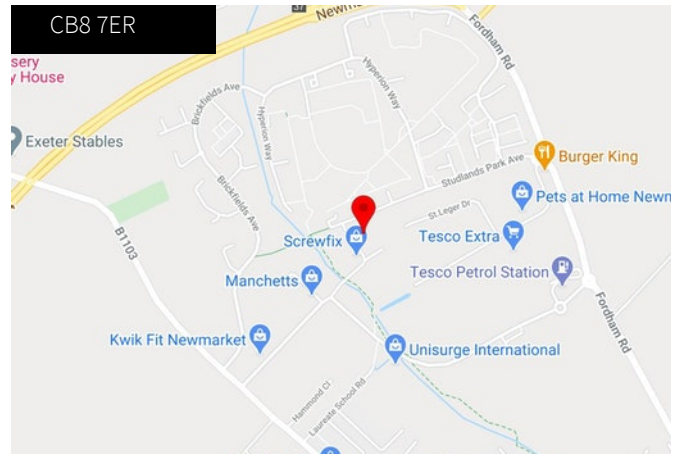
Upon application

## Business Rates

The property is listed on the Valuation Office Agency 2017 Rating List has having a Rateable Value of £21,750. Interested parties are advised to make their own enquires regarding Rates Payable and any Rates Relief to the Local Authority.

## Service Charge

Upon application



## EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

## Business Rates

Upon Enquiry

## Viewing & Further Information

### James Saxby, JLL

t: 020 7399 5994  
e: james.saxby@eu.jll.com

### Thomas Bewes, JLL

t: 020 7399 5151  
e: Thomas.Bewes@eu.jll.com

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