



Newmarket Office

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1 Black Bear Court
High Street
Newmarket
CB8 9AF



A ground floor self contained office to rent with a large window overlooking Newmarket High street. The office is approximately 42 sq m and consist of a main office area, kitchen, cloakroom and 2 off road parking spaces. New lease available at a rent of £9500 plus Vat

Newmarket is renowned as the British Headquarters of horse racing, offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

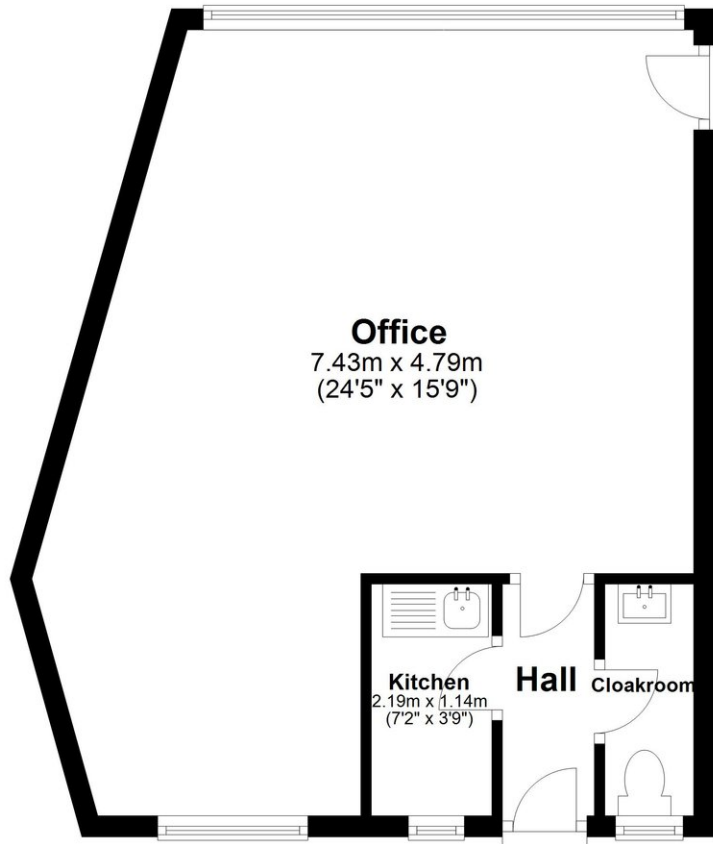
The unit can be used as offices, financial services etc. A new lease will be granted. Vat is payable on the rent. There is also an annual service charge for the upkeep of Black Bear Court currently £1100. This includes buildings insurance.



Floorplan

Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 42.0 sq. metres (452.3 sq. feet)

Features

- Ground floor self contained office
- Large window overlooking the High street
- 2 Parking spaces - Parking permit system in place
- New lease available

Information

Mains water, drainage and electricity are connected.
The property is in a conservation area.
The property is in a low flood risk area.
Two Parking spaces with permit system.
Internet connection, basic: 20Mbps, Ultrafast: 1800Mbps.
Mobile phone coverage by the four major carriers available.
EPC: B

Rateable Value: £6500

Viewing By Arrangement with Pocock + Shaw

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested