



# High Quality HQ Style Building

Unit 1, Craven Court | Willie Snaith Road | Newmarket | Suffolk | CB8 7FA

**BERRYS**

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## Unit 1, Craven Court, Newmarket, CB8 7FA

- Modern self-contained office building
- To be refurbished
- Good Car Parking
- Access security barrier
- Opportunities to sub-let in part

### Location

Craven Court is located on a modern business estate that forms part of a wider mixed use commercial area approximately 1.5 miles north of Newmarket town centre. Access to Willie Snaith Road is from Fordham Road which leads to junction 37 of the A14, approximately 0.5 miles to the north.

Rail connections to London's King Cross Station provide a fastest journey time of approximately 1 hour 20 minutes from Newmarket station. Both London Stansted and London Luton Airports are located approximately 35 miles to the south and 52 miles to the southwest respectively.

### Description

A modern detached purpose-built office arranged over ground and first floors, the property provides a mixture of open plan and cellular offices. The building extends to approximately 8,362 sq. ft with car parking of approximately 42 spaces. The building is to be refurbished, specification to be advised.

The accommodation is flexible and can be let as a whole or in parts having a central reception and core. Internally the property has the benefit of comfort cooling, recessed category II lighting, suspended ceilings, raised access floor, 8-person lift, toilet and kitchen facilities.

### Accommodation

The property provides a net internal area of approximately 8,362 sq. ft. (773.51 Sq. m.). All measurements are approximate prepared on a net internal area basis.

### Reception



	Sq.m	Sq.ft
Reception	20.97	226
Ground Floor	368.36	3,965
First Floor	387.50	4,171

## Pricing

Leasehold: £135,000 per annum exclusive.  
Freehold: £1,650,000 exclusive.

## Services

We understand that all main services are connected to the property. Services have not been tested by the agent.

## EPC

The property has a current EPC rating of D (86). A copy of the EPC is available from the agent. The property has been re-inspected and a new EPC will be available shortly.

## Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. It is also available by freehold tenure.

## Rates

We understand from internet enquiries made from the VOA website that the property has a rateable value of £116,000.00. Payable rates are calculated on a multiplier of the Rateable Value.

Interested parties are recommended to make enquiries with the Local Billing Authority, West Suffolk Council.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## Planning

The property has most recently been used for offices and training purposes and is therefore likely to be suitable for uses under class E. Interested parties are advised to make their own enquiries as to the suitability of the current planning consent with the local authority, West Suffolk Council.

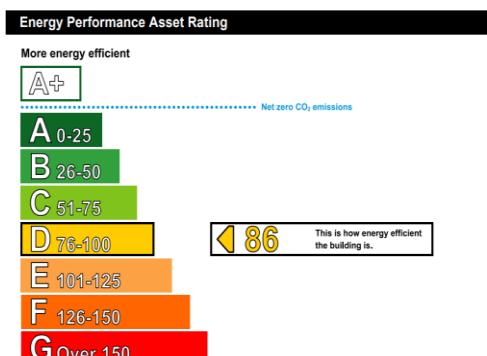
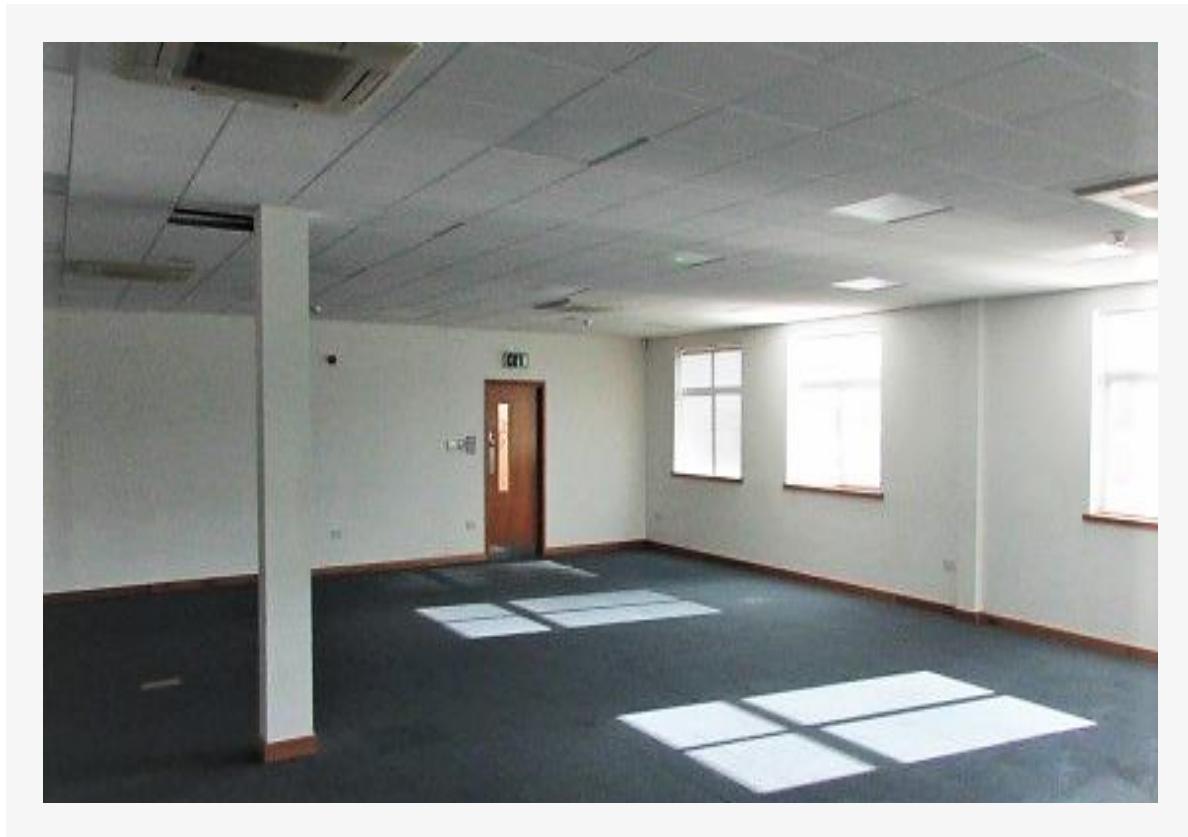
## Anti-money laundering

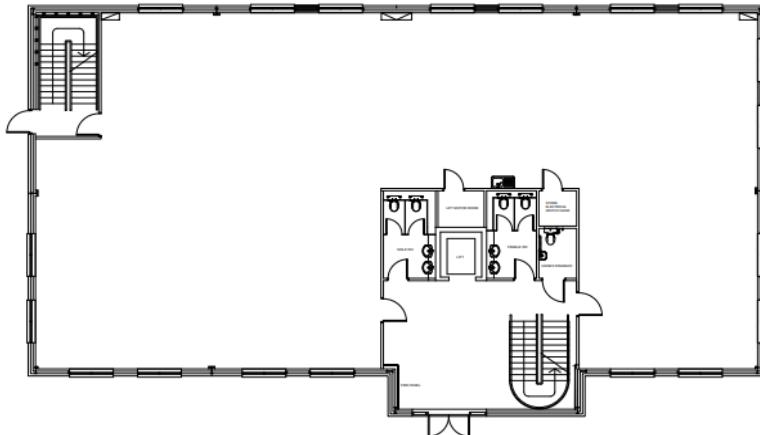
Please note all prospective parties will need to be verified for anti-money laundering purposes prior to deal being agreed.

## Legal Costs

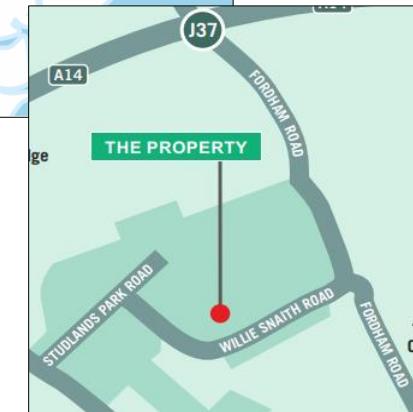
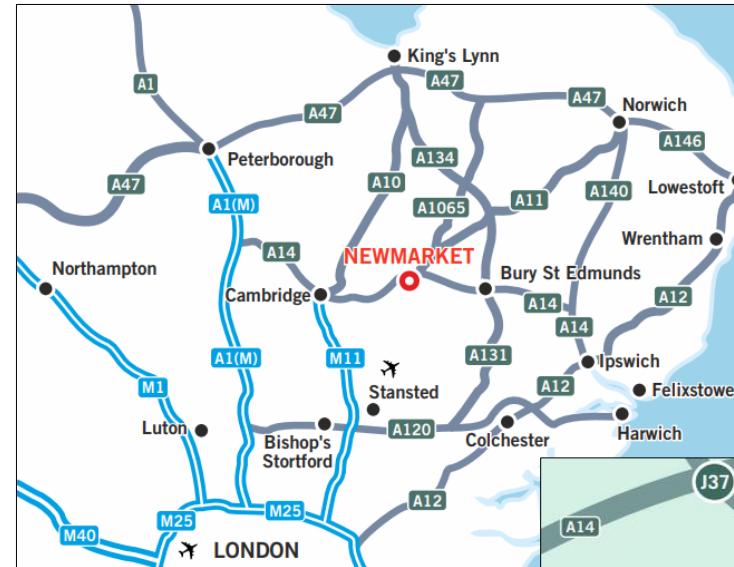
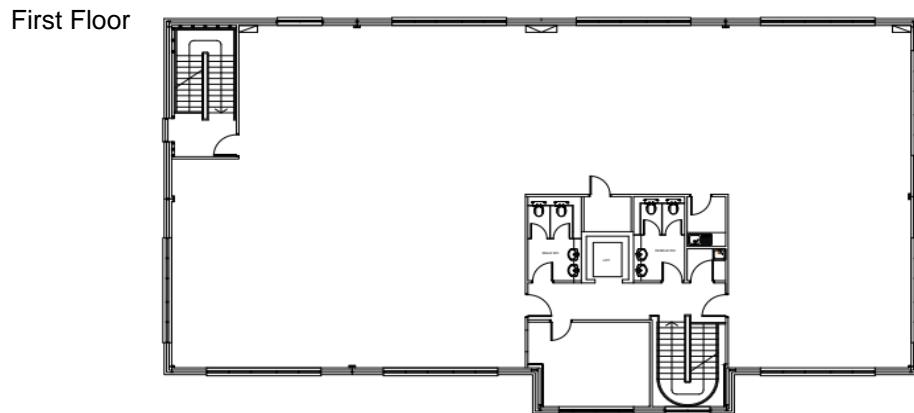
Each party are to bear own legal costs.

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Ground Floor



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Ref: KA42900

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