



2-4 Albion Court

Studlands Park Avenue, Newmarket, CB8 7XA

Light Industrial Unit To Let

3,785 sq ft
(351.64 sq m)

- Busy Trade Location Opposite Screwfix
- Available Immediately
- Close to A14
- Suitable for Trade, Light Industrial or Storage Users
- Total Gross Internal Area of 3,785 Sq Ft

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Summary

Available Size	3,785 sq ft
Rent	£22,500 per annum
Rateable Value	£22,000
VAT	Not applicable
EPC Rating	Upon Enquiry

Location

Albion Court is situated approximately 1.5 miles north west of Newmarket town centre and accessed from Studlands Park Avenue, one of the towns busiest trade locations. Nearby Occupiers include Screwfix, Howdens, Ridgeons and Wolseley.

Newmarket is situated approximately 14 miles northeast of Cambridge and 14 miles west of Bury St Edmunds. It is adjacent to the A14, which provides national road links to the Midlands and Port of Felixstowe. Newmarket has a population of 18,864 (2021 census) and is considered a global centre for thoroughbred horse racing.

Description

The property comprises three light industrial units forming part of a terrace of four units. The units are of brick and block construction beneath corrugated asbestos cement sheet roofs with translucent panel inserts. Internally the units have had openings created between each of them to interconnect all three. Toilets, kitchen and a shower are provided in one of the units. There are two open plan offices in two of the units.

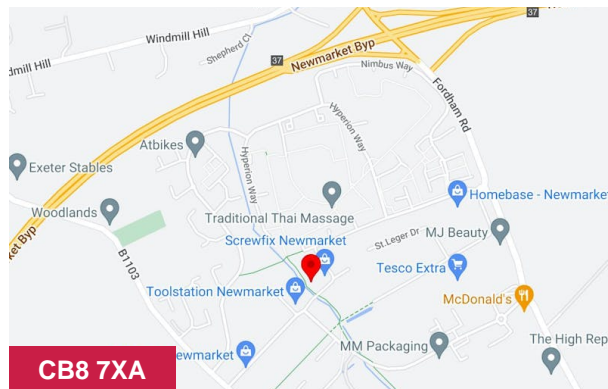
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,785	351.64	Available
Total	3,785	351.64	

Terms

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



Viewing & Further Information



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