



## Unit 1A

Sam Alper Court, Newmarket, CB8 0GS

### Modern Light Industrial Unit to Let

**1,090 sq ft**  
(101.26 sq m)

- Modern unit built in 2017
- Available from August 2024
- Small Business Rates Relief available to qualifying occupiers
- Rear secure yard
- Forecourt demised parking

# Unit 1A, Sam Alper Court, Newmarket, CB8 0GS

## Summary

Available Size	1,090 sq ft
Rent	£13,500.00 per annum
Rateable Value	£10,750
Service Charge	£405 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,090	101.26	Available
Outdoor - Yard	515	47.85	Available
<b>Total</b>	<b>1,605</b>	<b>149.11</b>	

## Description

The property comprises an end of terrace modern industrial unit of steel portal frame construction with a mix of block and corrugated sheet walls and corrugated sheet pitched roof with translucent panel insert. The property provides clean and well-presented workshop and office space. The internal configuration includes a reception area, DDA compliant WC and kitchenette with full height automatic roller shutter door (height of 4.39 m and a width of 3.28 m). Underfloor heating is provided via an ASHP. In addition there are studwork offices providing two private work spaces which are painted with carpet flooring and suspended grid tile ceiling with LED light inserts and perimeter trunking providing power.

Externally there is a rear fenced and secure yard space of approximately 515 sq ft with access gates directly from the road, There is also 3 tarmac demised car parking areas to the front of the unit.

## Location

Sam Alper Court 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 of Junction 37 of the A14.

## Terms

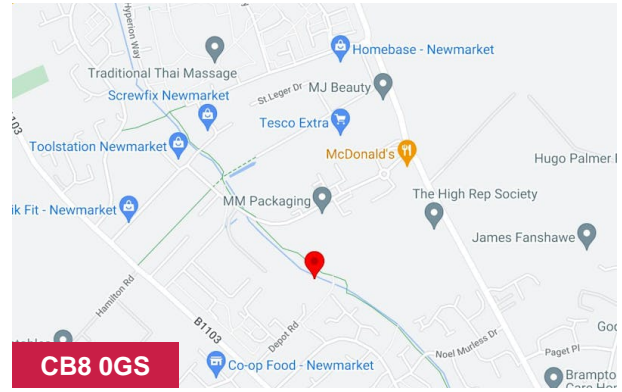
The property is available by way of a new lease on terms to be agreed.

## Legal Fees

The ingoing tenant will be required to make a £300 +VAT contribution to the Landlords legal costs.

## VAT

The property is subject to VAT and this is chargeable on the Rent and Estates Charge



## Viewing & Further Information



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