

**REFURBISHED WORKSHOP UNIT TO LET**

15 Craven Way
Newmarket, CB8 0BW

Light Industrial/Workshop Unit To Let

718 sq ft
(66.70 sq m)

- Recently Refurbished To A Good Standard
- Small Business Rates Relief Available
- Established Industrial Location
- Approximately One Mile From Newmarket Town Centre
- Available from February 2025
- No Motor Trade Uses

15 Craven Way, Newmarket, CB8 0BW

Summary

Available Size	718 sq ft
Rent	£9,750 per annum
Rates Payable	£3,393.20 per annum from 1 April 2023
Rateable Value	£6,800
EPC Rating	E (121)

Location

Craven Way 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 from Junction 37 of the A14.

Description

Unit 15 Craven Way provides a recently refurbished, mid terrace, storage/workshop unit with concrete floor, blockwork walls, a small mezzanine with office accommodation below, open out wooden doors with an electric roller shutter and one WC, all under a corrugated sheet roof with translucent panel insert.

There is no heating to the unit.

The maximum eaves of the building is 3.941m and the minimum eaves is 2.830m.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	718	66.70	Available
Total	718	66.70	

Terms

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

Business Rates

From 1 April 2023, the property appears in the ratings list with a rateable value of £6,800. Qualifying occupiers will be entitled to claim Small Business Rates Relief where nil rates would be payable.

VAT

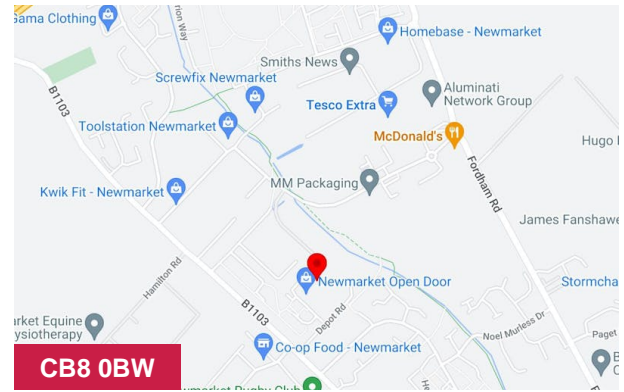
The property is not currently elected for VAT.

Estates Charge

An estates charge is levied for the upkeep of the common areas of the estate which will be a minimum contribution of £250 +VAT per annum.

Legal Costs

The tenant will be required to make a £350 +VAT contribution towards the Landlords cost of the producing the lease.



Viewing & Further Information



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