

COBBS YARD PROPERTY

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BUSINESS UNIT TO LET

4D LYNX BUSINESS PARK · SNAILWELL
NEWMARKET · CB8 7NY

2,501 SQ FT (232.36 SQ M)



DESCRIPTION:

A modern terraced business unit located on Lynx Business Park to the north of Newmarket and the A14. The terrace unit is of steel framed construction with steel profiled metal cladding to the roof and full height blockwork walls. The property further benefits from a roller shutter door to the rear, a small office and W.C and first floor storage/office accommodation.

ACCOMMODATION:

The property has been measured to produce the following approximate Gross Internal Areas:

Ground Floor:	133.50 sq m	(1,436 sq ft)
First Floor:	98.86 sq m	(1,064 sq ft)
Total GIA:	232.36 sq m	(2,501 sq ft)

TANWOOD · CROSS STREET · HOXNE · IP21 5AH

01379 783 468



RATES:

The premises have a rateable value of £14,750.

TERMS:

The premises are available on a new lease for a term to be agreed at a commencing rental of £12,000 per annum exclusive. The building is opted for VAT.

LEGAL COSTS:

Each party will be responsible for their own costs in this matter. Should the tenant withdraw of their own volition they will be responsible for any abortive landlords' costs to that date.

EPC:

The EPC rating is E (108).

USE AND PLANNING:

The property has been most recently used for storage purposes. Occupiers should make their own enquiries to the local planning authority regarding the planning use. The premises may be suitable for B1, B2 and B8 uses subject to planning permission.

VIEWING:

By appointment through:-

Peter Webster at Cobbs Yard Property:

01379 783 468

e-mail: peter@cobbsyard.com

or

Mark Kohler at Merrifields:

01284 700 700

Info@merrifields.co.uk