



**Ready for  
occupation**

**Modern warehouse unit**

**6,529.51 sq m (70,284 sq ft)**

**2-4 St Leger Drive**

NEWMARKET BUSINESS PARK | SUFFOLK | CB8 7DT

- Excellent location with easy access to A14/A11/M11
- Double yards providing parking and loading
- Refurbishment included full redecoration, upgraded offices, solar PV and electric charging points
- EPC Grade A

# Specification

The property comprises an industrial/warehouse unit of steel portal frame construction built in 2005 with insulated profile metal sheet clad elevations and roof. It has recently undergone an extensive refurbishment programme.

## KEY FEATURES INCLUDE



**100KW PV PANELS ON ROOF**



**FOUR ELECTRIC VEHICLE CHARGING POINTS**



**NEW LED LIGHTING THROUGHOUT**



**FULLY UPGRADED OFFICES AND ENTRANCE TO INCLUDE NEW VRF AIR CON SYSTEM**



**10M EAVES HEIGHT**



**SIX ELECTRICALLY-OPERATED ROLLER SHUTTER DOORS**



**1,391 KVA POWER SUPPLY**



**POWER-FLOATED CONCRETE FLOOR**



**TWO PARKING / LOADING AREAS WITH HGV ACCESS FROM ST LEGER DRIVE AND OAKS DRIVE**



**MAINS SERVICES INCLUDING WATER AND ELECTRICITY (3-PHASE) ARE AVAILABLE**



**MAIN STAFF AND VISITOR PARKING AREA WITH AROUND 28 MARKED SPACES**



**FULL INTERNAL AND EXTERNAL REDECORATION**



# Accommodation

The property has the following approximate gross internal floor areas:

	SQ M	SQ FT
<b>Ground Floor (inc. Offices)</b>	6,050.41	65,127
<b>First Floor (Offices)</b>	479.10	5,157
<b>Total</b>	<b>6,529.51</b>	<b>70,284</b>

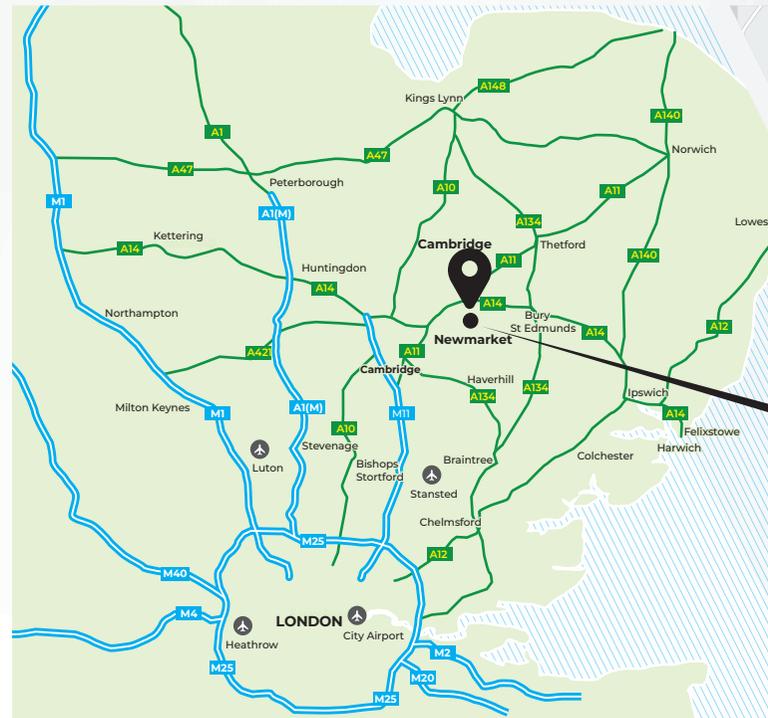
# Well connected

## LOCATION

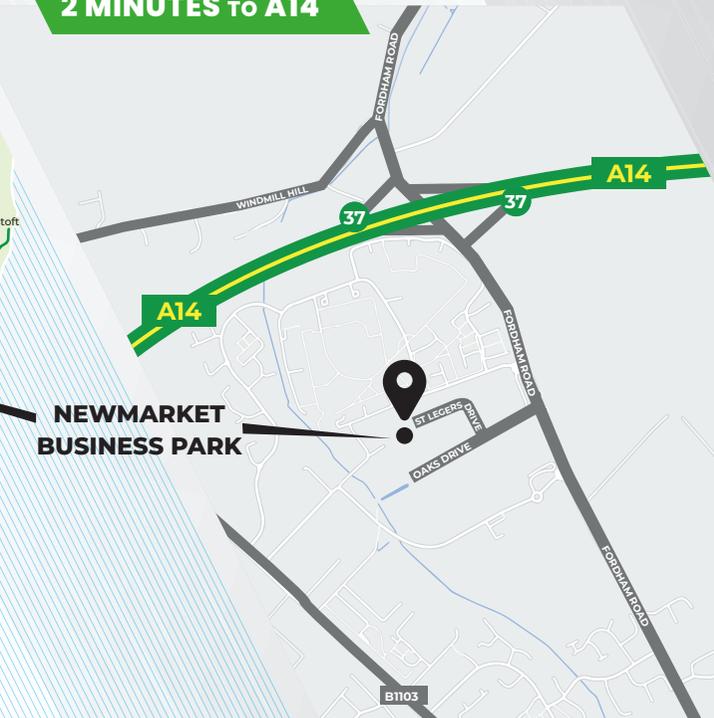
**Newmarket Business Park** is an established commercial location approximately 0.5 miles away from the A14 (J37) dual carriageway enabling fast access to Cambridge, Ipswich and the East Coast Ports, and in addition, to Stansted Airport, London and the M25 via the A11/M11.

**Newmarket town centre** is approximately 1.5 miles to the south via Fordham Road (A142). The unit itself is located along St. Leger Drive, immediately off Oaks Drive, which in turn links into Fordham Road.

**The Studlands Retail Park** (which includes Homebase, Halfords, Pets at Home and Carpet Right) and Tesco are within short walking distance.



**2 MINUTES TO A14**



**Planning** The property has planning permission for Class B8 (Storage & Distribution) Use. Interested parties are advised to make their own enquiries to West Suffolk District Council Planning Department on (01284) 763 233.

**Uniform Business Rate** The property is assessed as follows. Rateable Value £410,000. Rates payable (2023/24): £209,920. The rates are based on a UBR for the current year of 0.512 pence in the pound. Interested parties are advised to make their own enquiries of Anglian Revenues Partnership on (01842) 756 568.

**Service Charge** A service charge is payable to cover insurance, landscaping, roadway, miscellaneous repairs and maintenance of the common parts of the estate. Further details can be provided upon request.

**EPC** The property has an EPC rating of A (24).

**Terms** The property is available on a new full repairing and insuring lease, for a term of years to be agreed, at a quoting rent of £703,000 per annum exclusive. VAT will be applicable to the rent.

**Legal Costs** Each party to bear their own legal costs incurred in the transaction.

## Driving distances (in miles)

Cambridge	14	M11	20
Stansted Airport	38	A1	33
Norwich	50	M25	65
Felixstowe	56		

Source: Google Maps, distances are approximate.

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# Nearby occupiers



## VIEWING AND FURTHER INFORMATION STRICTLY THROUGH THE JOINT AGENTS

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**SwissLife**  
Asset Managers

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **January 2024.**