

Modern Business Unit - TO LET

Unit 6 Victoria Way, Newmarket, Suffolk, CB8 7SH

Merrifields



Size: 1,992 - 3,499 Sq Ft

Located on an established industrial estate


Ground and first floor storage


Small enclosed yard

Suitable for Light Industrial and Storage uses (STPP)

Available TO LET on terms to be agreed.

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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

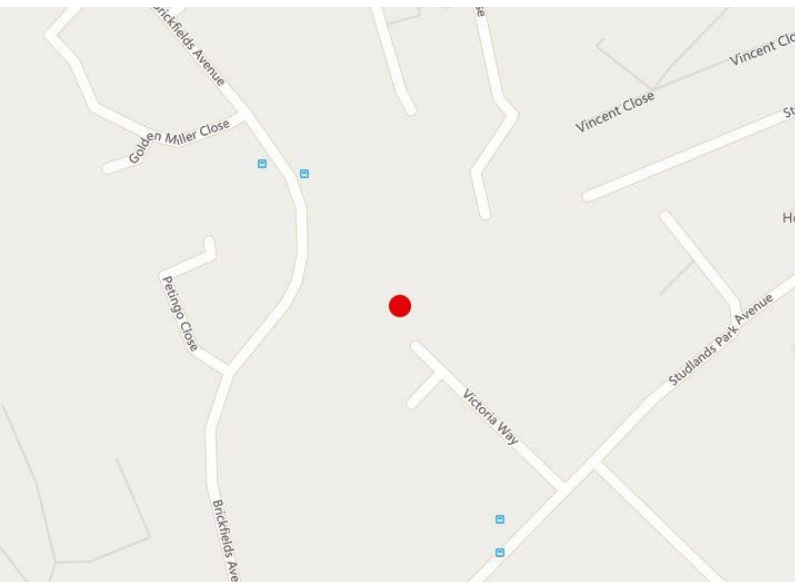
Victoria Way is located on the Studland Park Industrial Estate in Newmarket between the town centre and the A14. The property is of steel framed construction with brick and plasticised cladding under a pitched plasticised metal roof.

Internally the property is arranged to provide ground floor storage and production accommodation area including an ancillary office, cloakrooms and kitchenette. There is also a large open plan first floor storage area of approximately 1,507 sq ft. Externally there is concrete forecourt and parking area.

Accommodation

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

Ground Floor	1,992 Sq Ft	185.06 Sq M
First Floor Storage	1,507 Sq Ft	140 Sq M
Total	1,992 - 3,499 Sq Ft	185.06 - 325.06 Sq M



Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£21,000 per annum exc.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £15,000 per annum.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

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