

Air Conditioned Office - TO LET

Unit 4C Rosemary House Lanwades Business Park, Kennett, Newmarket, Suffolk, CB8 7PN

Merrifields



Size: 1,100 Sq Ft

Ample parking provisions

Good quality office space with central heating

First Floor Office

0.5 miles from the A14

Available TO LET immediately on terms to be agreed



 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

The property is situated in Kennet, an established village located in West Suffolk on the edge of the Suffolk-Cambridgeshire border and just a short distance from the historic horseracing town of Newmarket. The area benefits from excellent transport links, including proximity to the A14 road, providing strong connectivity to Cambridge, Bury St Edmunds, the M11 motorway and the wider region.

Unit 4C is situated on the first floor of Rosemary House and benefits from LED lighting, floor boxes, air conditioning, a kitchenette and glazed partitioning. There is a shared WC on the first floor. Externally, there is ample parking provision on site.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	102.19 Sq M	1,100 Sq Ft
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The property is available TO LET immediately on terms to be agreed.

£1,200 per calendar month exclusive.

The property is opted for VAT.

The rateable value is £12,500 (2026).

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

Each party will bear their own legal costs.

The premises has planning permission for an office under planning number: F/84/638 The property may be suitable for alternative uses within an E Use class STPP.

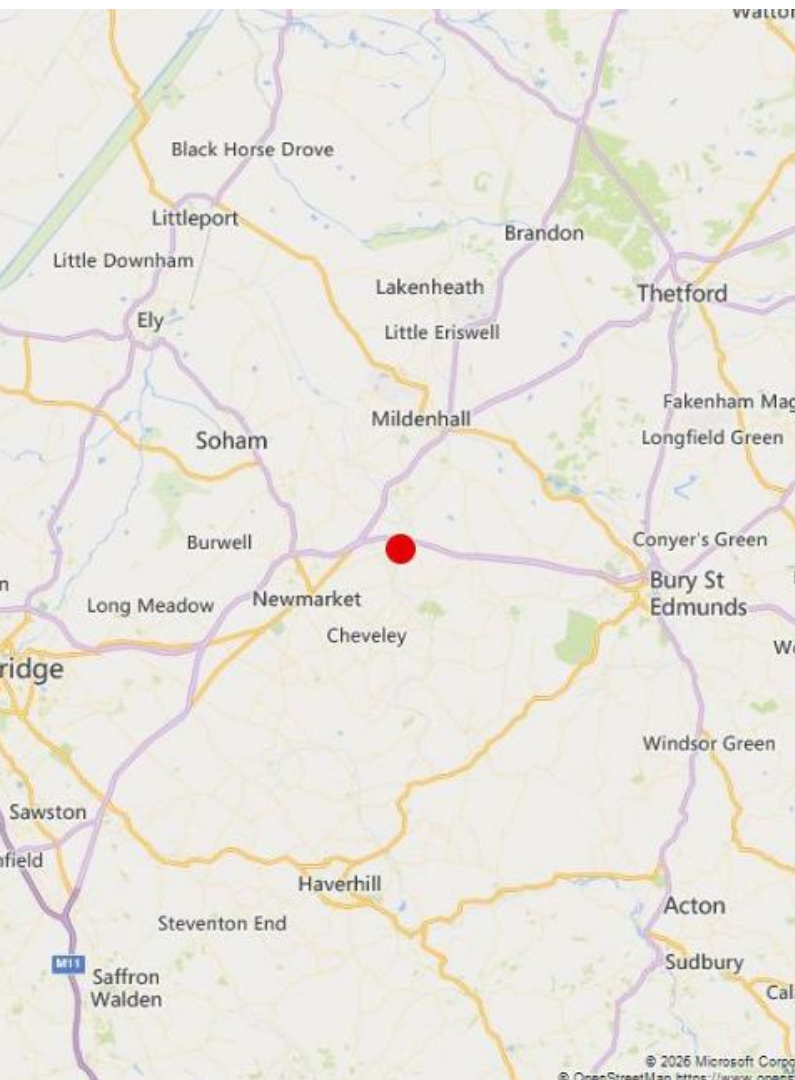
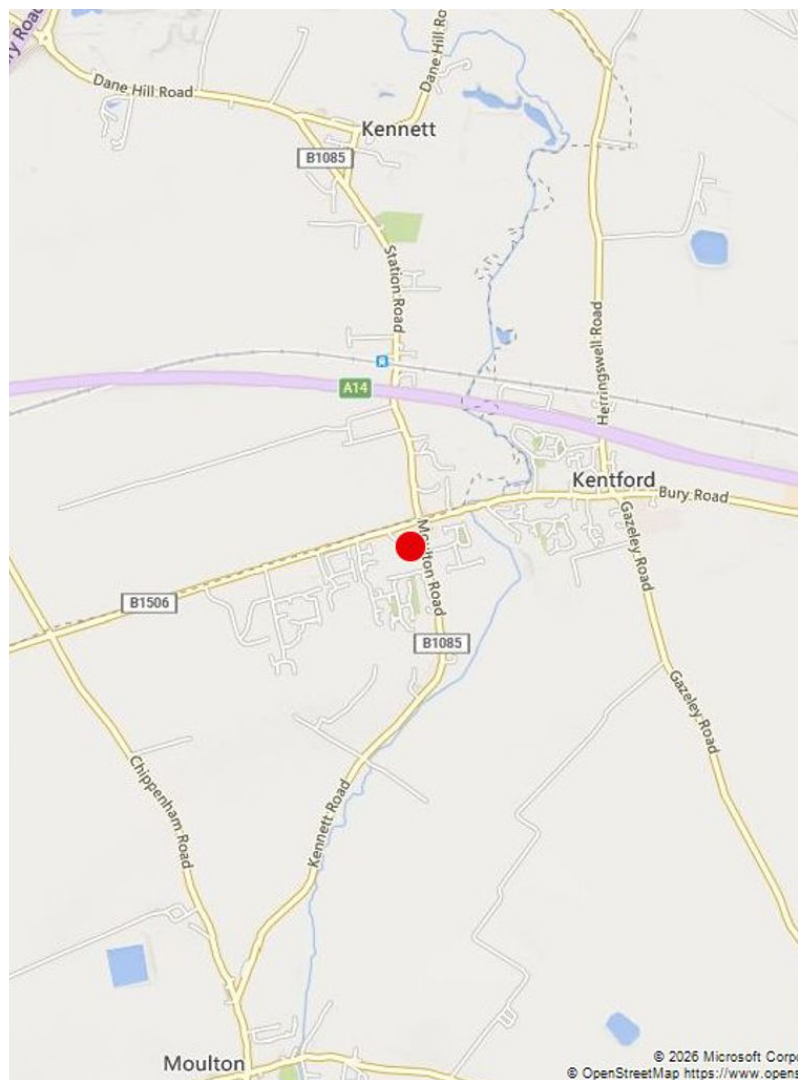
The EPC rating is E (119).



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Viewing & Further Information

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REF: A000960 / 29.10.26

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