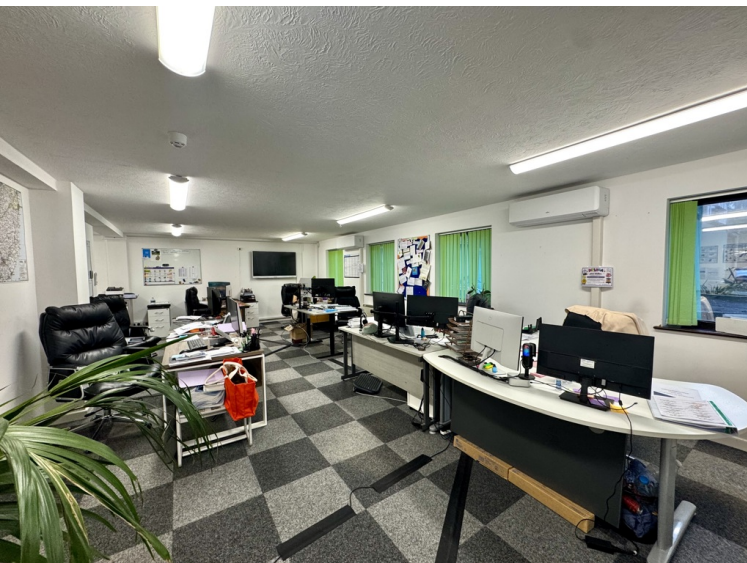


Air Conditioned Offices - TO LET

Unit 1 & 2 Rosemary House Lanwades Business Park, Kennett, Newmarket, Suffolk, CB8 7PN

Merrifields



Size: 1,311 - 2,577 Sq Ft

Ample parking provisions

Available as a whole or in part

Ground Floor Offices

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.

Units 1 & 2 are situated on the ground floor of Rosemary House and benefits from LED lighting, floor boxes, air conditioning, a kitchenette and glazed partitioning. There is a shared WC. Externally, there is ample parking provision on site.

Accommodation

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

Total	121.79 - 239.4 Sq M	1,311 - 2,577 Sq Ft
-------	---------------------	---------------------



Availability

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

Rent

Unit 1: £1,530 per calendar month exclusive.

Unit 1: £1,475 per calendar month exclusive.

As a Whole: £3,000 per calendar month exclusive

VAT

The property is opted for VAT.

Business Rates

Unit 1: £14,500 per annum.

Unit 2: £13,500 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.

Use & Planning

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.

EPC

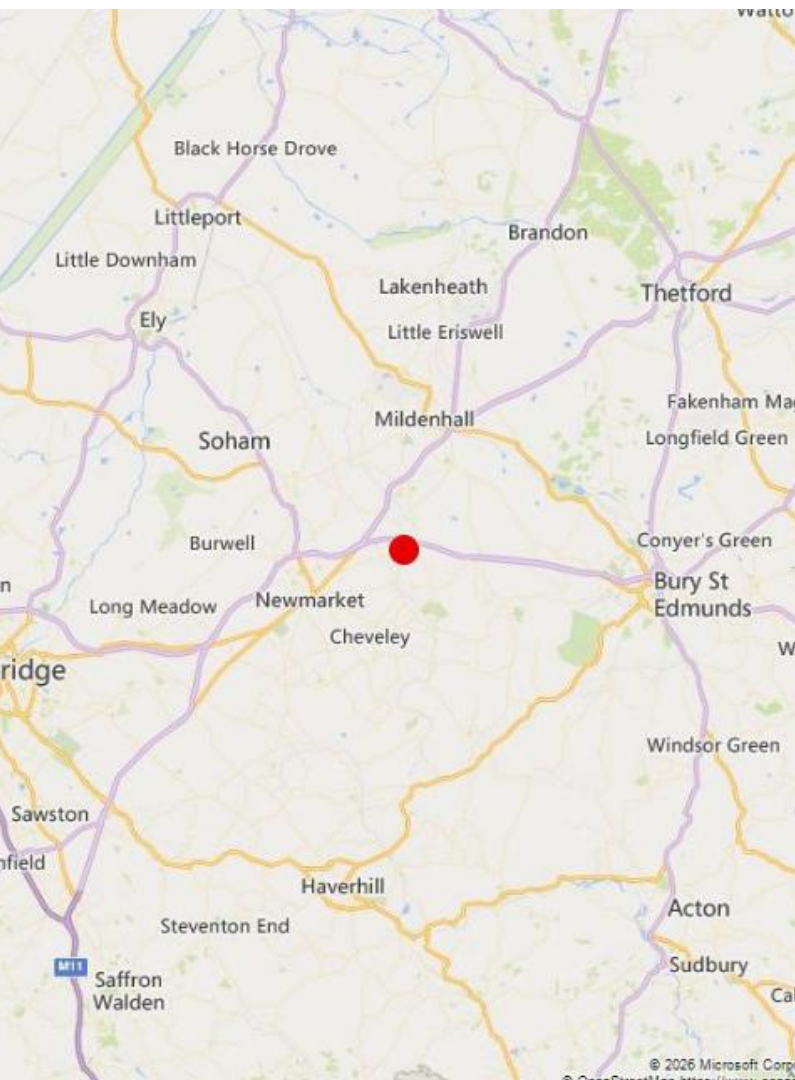
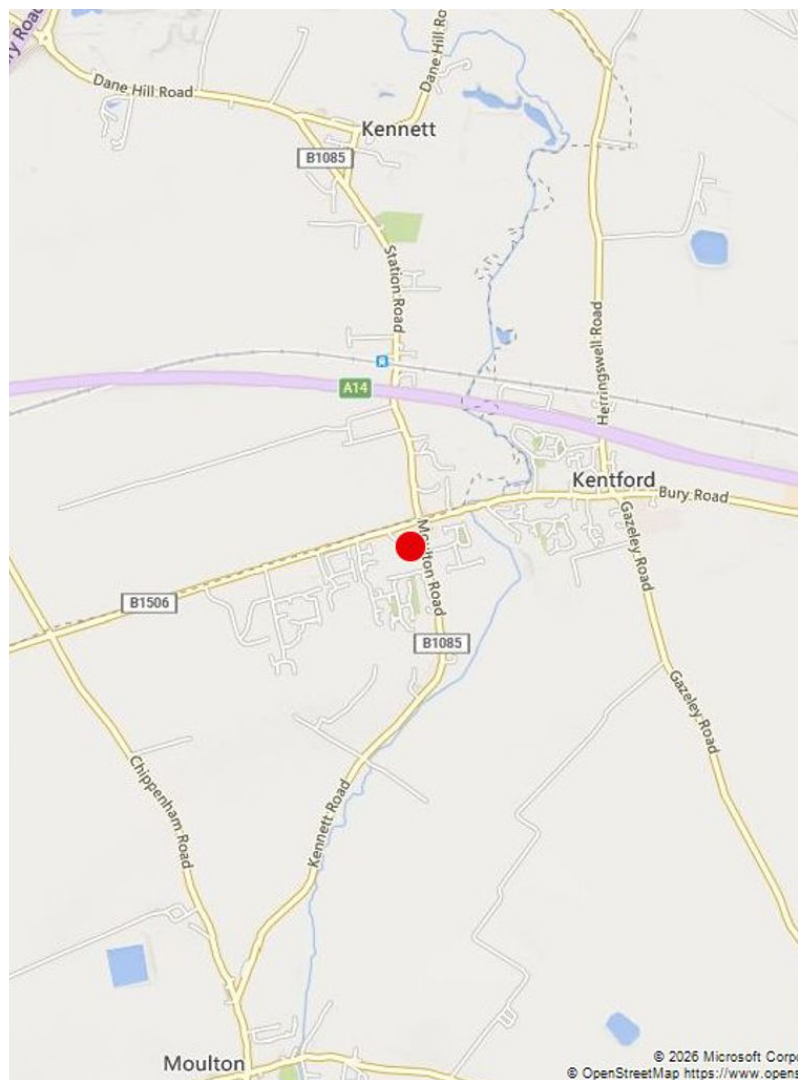
The EPC rating is E (119).



Air Conditioned Offices - TO LET

Unit 1 & 2 Rosemary House Lanwades Business Park, Kennett, Newmarket, Suffolk, CB8 7PN

Merrifields



Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000959 / 29.10.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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