

# Part let Office Investment / Headquarters Building Opportunity - For Sale

Newmarket House Fordham Road, Newmarket, Cambridgeshire, CB8 7NB

## Merrifields



Size: 4,971 Sq Ft

Suitable for Owner Occupiers and Investors


Asset Management Opportunities with a potential  
Gross Yield of 7% once fully let.


Opportunity as a Headquarters Building

Initial rental income of £29,600 per annum with an  
ERV of £70,894 per annum exc.

Available for Sale Freehold

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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



Description

Architecturally designed detached office building built to a high specification. The office building is located just north of the A14 (J37) at Newmarket.

There are four office suites providing 4,971 sq ft of office space off a generous glazed entrance lobby and atrium. The office suites all have exclusive WC's and Kitchens.

- The offices have a good specification of fit-out including;
- Intercom access
  - Glazed Atrium / Entrance lobby
  - Meeting / Board Room
  - Air cooling / heating
  - Carpeting
  - Good parking provision.

Accommodation

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

Suite 1	136.66 Sq M	1,471 Sq Ft
Suite 2	95.69 Sq M	1,030 Sq Ft
Suite 3	129.87 Sq M	1,398 Sq Ft
Suite 4	99.59 Sq M	1,072 Sq Ft
Total	461.81 Sq M	4,971 Sq Ft

The site includes 30 parking spaces and a compound at the end of the car park which could be converted to more parking (36 car parking spaces in total).





## Availability

The property is available FOR SALE freehold immediately subject to the existing tenancies. The building is currently producing £29,600 per annum exclusive. Tenancy Schedule is available on request.

## Price

Guide Price of £1,000,000 exc.

## VAT

The premises are opted for VAT.

## Business Rates

The Rateable Values are; Unit 1: £22,500 Unit 2: £16,500, Unit 3: £22,750, Unit 4: £15,000

## Service Charge

The tenants are responsible for a fair and reasonable proportion of the service charge.

## Costs

Each party will bear their own legal costs.

## Use & Planning

The premises are predominantly offices but are suitable for a variety of commercial, business and service uses within class E of the use classes order.

## EPC

The EPC ratings are; Unit 1: B (35), Unit 2: B (35), Unit 3: B (26), Unit 4: B (28).





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## Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

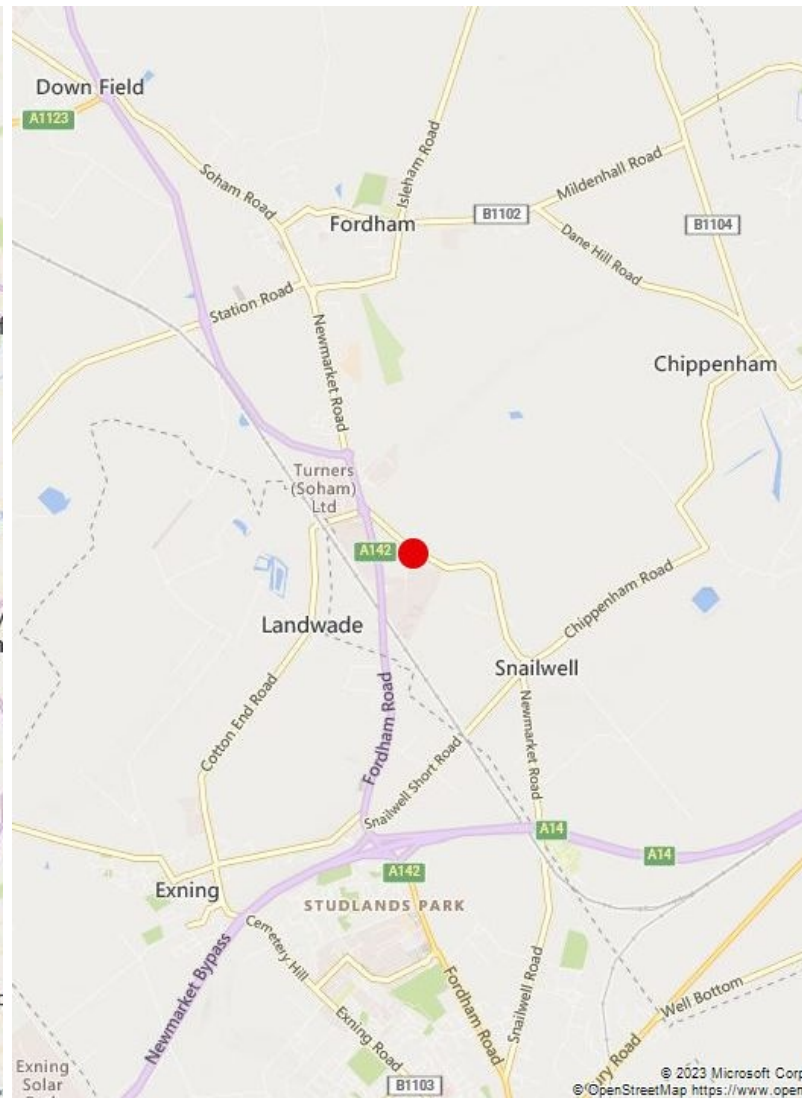
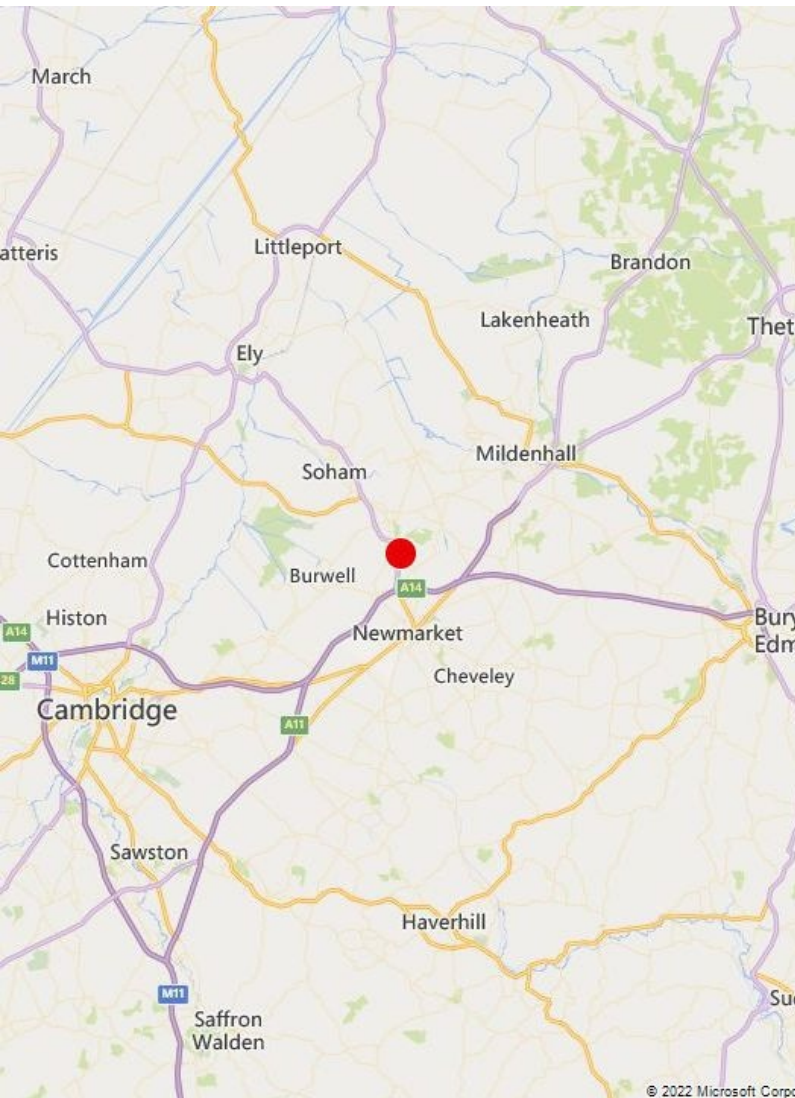
Max Ellis

01284 700700

max@merrifields.co.uk

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