

Refurbished Office Space - TO LET

Evelyn House, Suite C, Lanwades Business Park, Kennet, Newmarket, Suffolk, CB8 7PN

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Size: 2,724 Sq Ft

Ample parking provisions

Good quality office space with air conditioning

Split over ground and first floor

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

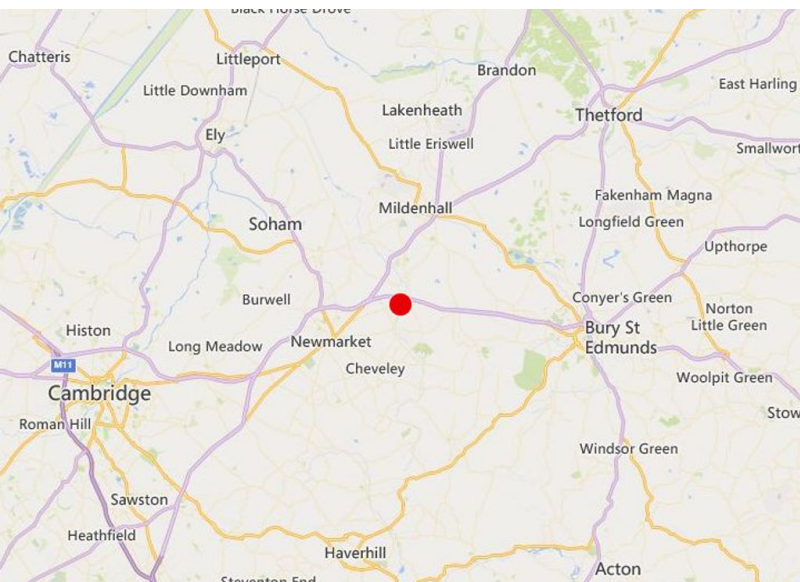
The property is situated in Kennet, an established village located in West Suffolk on the edge of the Suffolk-Cambridgeshire border and just a short distance from the historic horseracing town of Newmarket. The area benefits from excellent transport links, including proximity to the A14 road, providing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

The property is split over ground and first floor offering a newly refurbished space with CAT II lighting, carpeting, dado trunking, air conditioning and it's own WC and kitchenette facilities. Externally, there is ample parking provision and it's own private entrance.

Accommodation

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

Total	2,724 Sq Ft	253.06 Sq M
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Availability

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

Rent

£2,770 per calendar month exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £37,800 (approx once split).

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 B (40).

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Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000961 / 29.10.26

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