Ground Floor Office - TO LET

5 The Court, Lanwades Business Park, Kennett, Newmarket, Suffolk, CB8

Merrifields

Size: 660 Sq Ft

- Ample parking provisions
- Good quality office space with glazed partitioning
- 0.5 miles from the A14
- Self contained Unit
- Available TO LET immediately on terms to be agreed

01284 700 700

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

Description

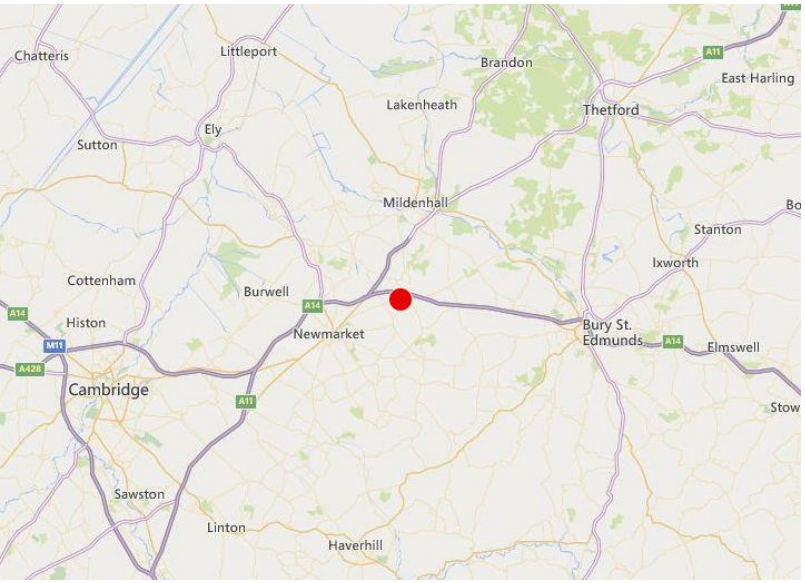
The property is situated in Kennet, an established village located in West Suffolk on the edge of the Suffolk-Cambridgeshire border and just a short distance from the historic horseracing town of Newmarket. The area benefits from excellent transport links, including proximity to the A14 road, providing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

The ground floor unit benefits from gas central heating, CAT II lighting, carpeting, 2 WCs and it's own kitchenette. Externally, the unit benefits from ample parking provisions.

Accommodation

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

Total	660 Sq Ft	61.31 Sq M



Availability

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

Rent

£680 per calendar month exclusive.

VAT

The property is not opted for VAT.

Business Rates

The rateable value is £5,500 (2026).

Service Charge

None.

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 (124).

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Viewing & Further Information

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