Light Industrial Unit - TO LET

Unit 1.4B, Lanwades Business Park, Kennett, Newmarket, Suffolk, CB8 7PN

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Size: 1,841 Sq Ft

- Ample parking provisions
- Good quality open plan space
- 0.5 miles from the A14
- Shared and independent access
- Available TO LET immediately on terms to be agreed

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

Description

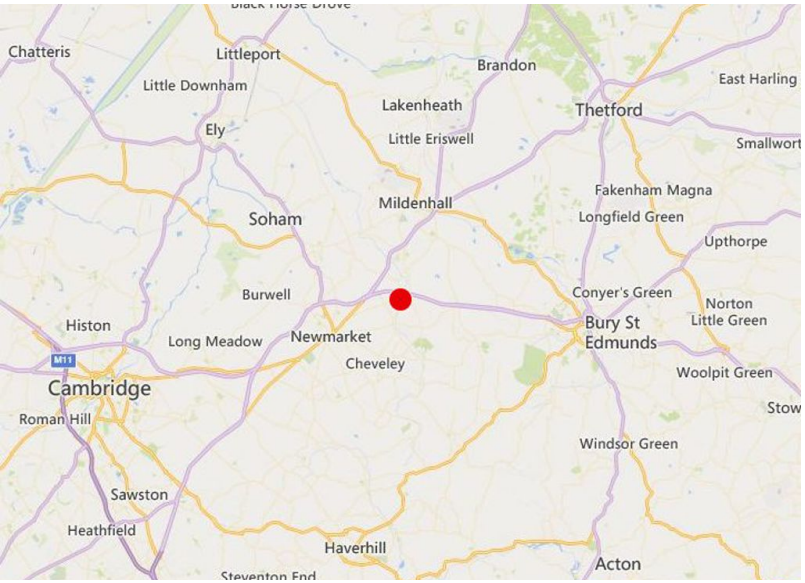
The property is situated in Kennet, an established village located in West Suffolk on the edge of the Suffolk-Cambridgeshire border and just a short distance from the historic horseracing town of Newmarket. The area benefits from excellent transport links, including proximity to the A14 road, providing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

Unit 1.4B comprises an open plan unit with CAT II lighting, vinyl flooring, gas central heating and shared and independant access. The unit also benefits from shared WC facilities and kitchen facilities.

Accommodation

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

Total	1,841 Sq Ft	171.03 Sq M



Availability

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

Rent

£845 per calendar month exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £9,000 (2026).

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 a packaging unit 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 (105).

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Viewing & Further Information

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