

OFFICES TO LET

Newmarket

**BARKER STOREY
MATTHEWS**

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01284 702 655



Rookery House, The Guineas, Newmarket, Suffolk, CB8 8EQ

**Rent: £3,600pa to
£13,356pa**

**Size: 33.45m² (360ft²) to
130.45m² (1,404ft²)**

- Second floor office suites
- Town centre location
- Flexible terms
- Excellent access to public car parking and amenities
- Close to main high street

Voted by the Estates Gazette 'Most Active Regional Agent in Cambridgeshire 2012, 2013, 2014, 2015'



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LOCATION

Newmarket is renowned as the home of the horse racing industry, and is located close the Suffolk and Cambridgeshire border, approximately 13 miles west of Bury St Edmunds and 15 miles East of Cambridge. Newmarket is well served for access to both the A11 and A14 major trunk roads. The centre can be accessed from both the High Street and Market Street. The property is located on the second floor of Rookery House within The Guineas Shopping Centre in Newmarket town centre. Other office occupiers include the Newmarket Journal and Care UK.

DESCRIPTION

The suite is located on the second floor of Rookery House, a purpose built office block within The Guineas Shopping Centre. The suite is accessed by a passenger lift located in the recently refurbished ground floor lobby, and also benefits from shared access to WCs and kitchen facilities. Car parking is available in pay and display car parks located within short walking distance. For further information contact either the centre manager or Newmarket town council.

FLOOR AREAS

Suite 1:	63.55 sq m	(684 sq ft)
Suite 1a:	33.45 sq m	(360 sq ft)
Suite 2:	33.45 sq m	(360 sq ft)
Total NIA:	130.45 sq m	(1,404 sq ft)

Total area IPMS 3 130.45 sq m (1,404 sq ft)
All measurements above are approximate.

SERVICES

Mains electricity and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

SERVICE CHARGE

A service charge will be levied in respect of the upkeep of communal areas, lift maintenance, electricity, security, heating an water. Further details are available upon request from the agents.

PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

BUSINESS RATES

From 1 April 2017 suites have the following rateable values:

Suite 1: £5,000 Suite 1a: £2,850 Suite 2: £2,750

The suites should therefore individually qualify for small business rates relief. Because the RVs fall below £12,000, we can confirm that there should be no rates payable during 2018/19 for a UK registered business for which this will be its only occupied commercial premises.

LEASE TERMS

The premises are available on effective internal repairing leases with terms by negotiation.

RENT

Suite 1: £6,156 pax

Suite 1a: £3,600 pax

Suite 2: £3,600 pax

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

Davies House, 4 Hillside Business Park, Kempson
Way, Bury St Edmunds, Suffolk, IP32 7EA

Contact:

Simon Burton **sb@bsm.uk.com**

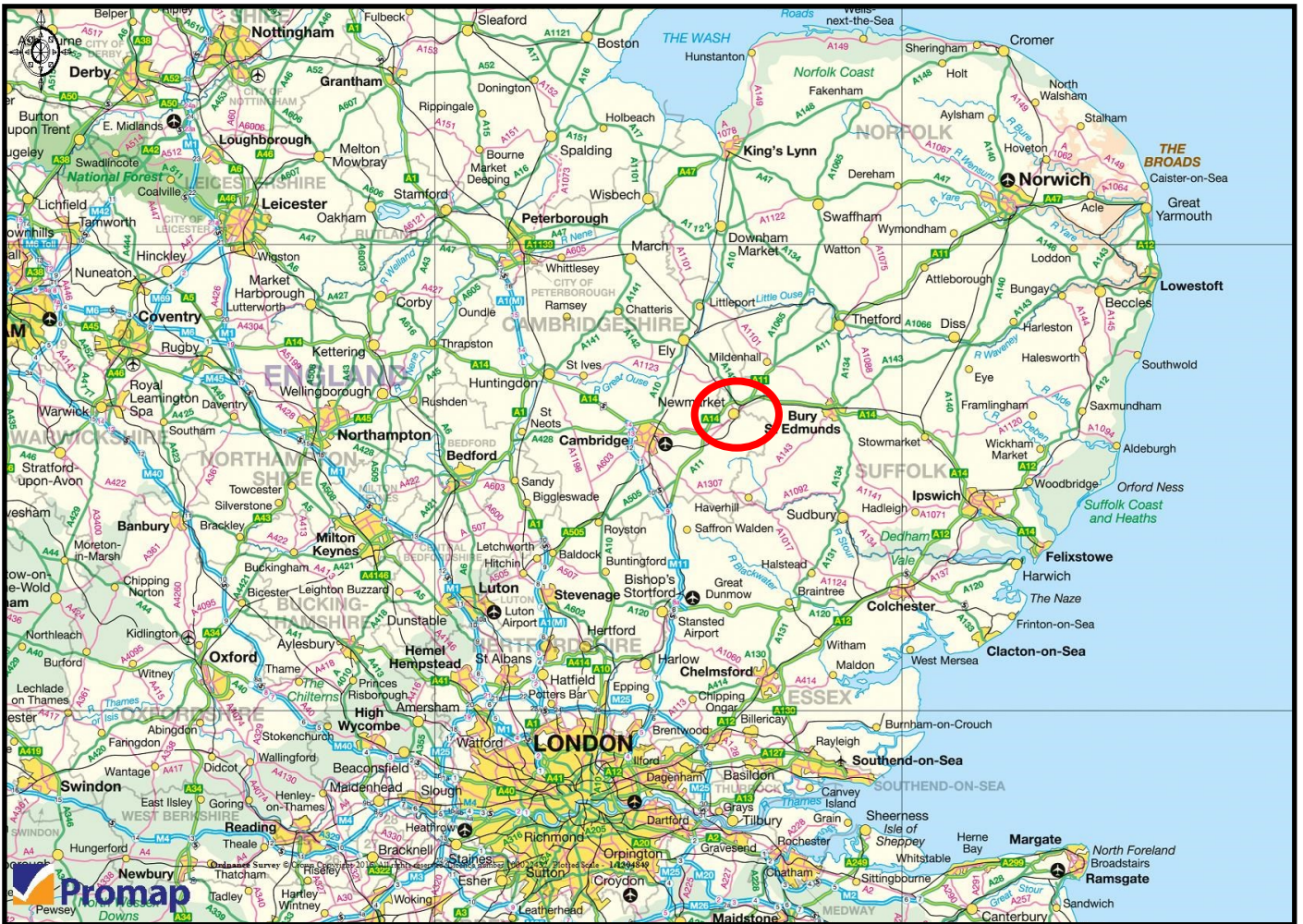
Steven Mudd **sm@bsm.uk.com**

(01284) 702655

Ref: 3993/180405

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

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Energy Performance Certificate
Non-Domestic Building

HM Government

BLOCK B
The Guinness Shopping Centre
NEWMARKET
CB8 8EQ

Certificate Reference Number:
0702-3071-0588-0402-8495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

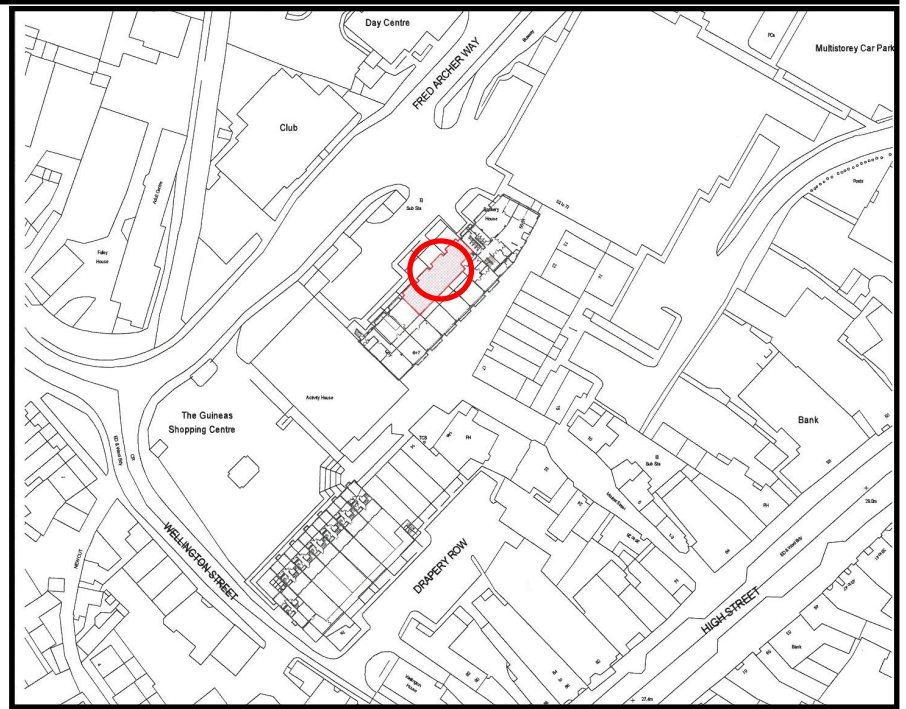
73 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 1322
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
60 If newly built
97 If typical of the existing stock



ORDNANCE SURVEY PLAN

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