



Lyndon House, Kings Court, Willie Snaith Road, Newmarket, Suffolk, CB8 7SG

TWO SELF CONTAINED SUITES IN MODERN MULTI LET BUSINESS PARK OFFICE WITH PARKING

- Two ground floor office suites available from **490 sq ft up to 1,010 sq ft**
- Self-contained offices which include WC and Kitchenette
- Secure gated car park with designated parking
- 100% small business rates relief available subject to occupier
- Established business park location
- Located within 1 mile of Newmarket Town Centre and with good access to the A14

LOCATION

Lyndon House is the most prominent building on Kings Court office campus which is situated approximately 1 mile north west of Newmarket town centre accessed via Willie Snaith Road. Kings Court forms part of Newmarket's primary business park location with many office occupiers nearby, benefiting from being within approximately 1 mile of Junction 37 of the A14.

DESCRIPTION

Lyndon House comprises a multi-let office building providing self-contained office suites on ground, first and second floors. Units 6 and 7 are both located on the ground floor. The offices are self-contained and well presented. Each office suite provides a kitchenette and WC facilities. The units have been recently refurbished and are in good condition. Designated parking can be provided.

ACCOMODATION

The office suites provide the following approximate net internal floor areas:

| | | |
|----------------|--------------------|------------------|
| Suite 6 | 490 sq ft | 45.5 sq m |
| Suite 7 | 520 sq ft | 48.3 sq m |
| Total | 1,010 sq ft | 93.8 sq m |

RENT

| | |
|----------------|-------------------|
| Suite 6 | £6,500 pa |
| Suite 7 | £7,000 pa |
| Total | £13,500 pa |

Rents quoted are exclusive of VAT

TERMS

The suites are available on lease terms to be agreed

SERVICES

Mains power, water and sewerage are connected but have not been tested.

RATES

The suites will need to be assessed separately, however the base rate for "offices and premises" in Lyndon House is £130 per square meter. It is anticipated that small business rates relief will be available dependent on the occupier. Applicants should satisfy themselves by contacting Anglia Revenues Partnerships at 01354 654321.

SERVICE CHARGE

A service charge is levied for upkeep of the common areas of the building. Further information is available from the marketing agents.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full EPC is available from the marketing agents on request.

LEGAL COSTS

Both parties are to be responsible for their own legal costs on completion. The incoming tenant will be required to provide an undertaking to pay the landlord's abortive legal costs should they withdraw from the transaction once solicitors are instructed.

VIEWINGS & FURTHER INFORMATION

For viewings or further information please contact the joint sole agents **Hazells Chartered Surveyors** on **01284 702626** or email the following:

Richard Pyatt MRICS
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