

Office Suites



TO LET

Ground & First Floors, 339 Exning Road, Newmarket, CB8 0EA

2,035 – 4,660 sq ft (189 – 432.9 sq m)

- Open plan two storey office accommodation with self-contained access
- Located 1.7 miles from the A14 and 0.8 miles from Newmarket town centre
- Generous allocated car parking provision
- Available immediately on flexible terms, fully furnished, with full IT support package (by separate negotiation)

savills.co.uk
01223 347000

Unex House
132-134 Hills Road
Cambridge
CB2 8PA



LOCATION

The Property fronts Exning Road (B1103), to the north east end of Newmarket and is close to Willie Snaith Road. This is a main arterial route to the town centre from the A14 which is approximately 1.7 miles at Junction 37.

Tesco and Studlands Retail Park (Homebase, Asda, Pets at Home, Carpet Right, Halfords) are around a mile away and there is a newly constructed leisure centre/swimming pool with integrated café nearby.

The Property is two miles from Newmarket train station which provides access to Cambridge and on to London.

DESCRIPTION

The suites are self-contained with their own entrance and are currently fitted with a mix of open plan and modular offices around a central stairwell core with a kitchenette and WC.

The suites also have the following:

- Comfort cooling & central heating
- Suspended ceiling with LED lighting
- Furniture if required

ACCOMMODATION

The Property has been measured on a GIA basis, the measurements are for guidance purposes only.

Description	Sq Ft	Sq M
Ground Floor Offices	2,035	189.0
First Floor Offices	2,625	243.9
Total	4,660	432.9

TERMS

The Property is available immediately via a new lease for a term to be agreed. The rent equates to £12 per sq ft per annum exclusive and is subject to a service charge and Business Rates contribution.

SERVICES

Services and other items of equipment including fixtures, fittings and appliances have not been tested by this firm and therefore no warranty can be given in respect of the condition.

EPC

The unit has been assessed as C(53).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment with sole agents Savills.

William Clarke wclarke@savills.com 01223 347294

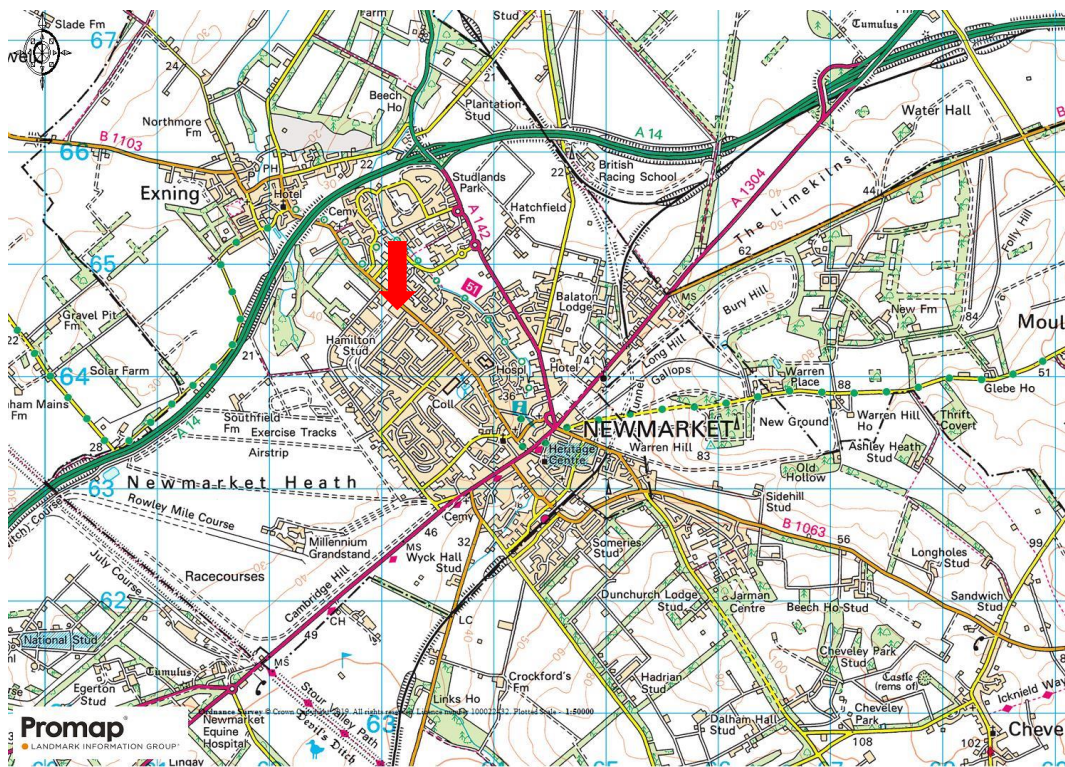
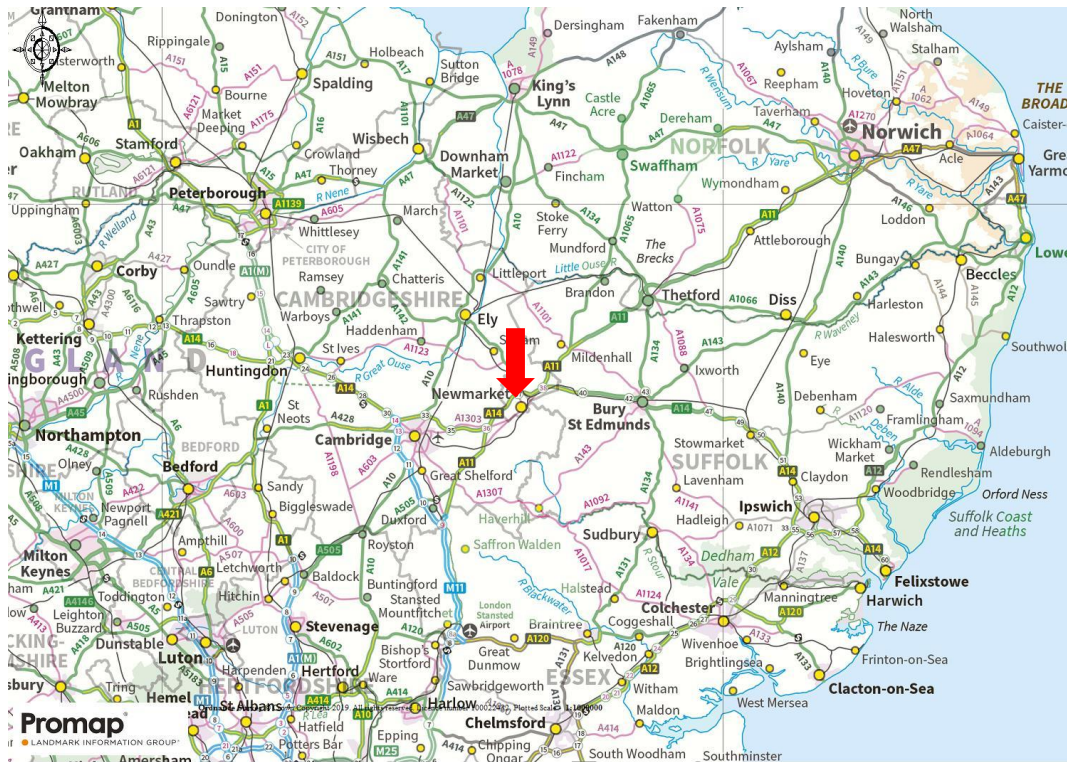
Phillip Ridoutt pridoutt@savills.com 01223 347079

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3. Purchasers must satisfy themselves by inspection or otherwise.
4. Figures quoted in these particulars may be subject to VAT in addition.

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