



**Morecroft House, Willie Snaith Road, Newmarket
CB8 7SQ**

#1223716



**BTG
Eddisons**

MORECROFT HOUSE

WILLIE SNAITH ROAD, NEWMARKET, CB8 7SQ



Agreement

To Let



Detail

Offices



Rent

£20 per sq ft pa including services



Size

From 73 sq m - 464 sq m
(788 sq ft - 4,996 sq ft)



Location

Newmarket, CB8 7SQ



Property ID

#1223716

For Viewing & All Other Enquiries Please Contact:



BEN GREEN
Director

ben.green@eddisons.com
07825 309599
01223 467155



JOE BERRY
Surveyor

joseph.berry@eddisons.com
07977 231356
01223 467155

Property

Morecroft House is a brand new high-quality office building. Built to a high specification, it benefits from the following features:

- Impressive reception with full height glazing and feature staircase
- Air conditioning throughout
- Kitchen and WC facilities on each floor
- Showers
- Passenger lift
- Secure gated site with access control
- Ample parking spaces
- 7.5kw car chargers

The ground and first floor offices are available in part or whole.

Accommodation

The ground and first floor offices are available in part from 73 sq m (788 sq ft) or whole at 464 sq m (4,966 sq ft) net internal area.

Energy Performance Certificate

Rating: To be assessed

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: West Suffolk Council
Description: Offices and Premises
Rateable value: To be assessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The offices are available **To Let** on new flexible tenancy agreements to be agreed.

Rent

£20 per sq ft per annum inclusive of services

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

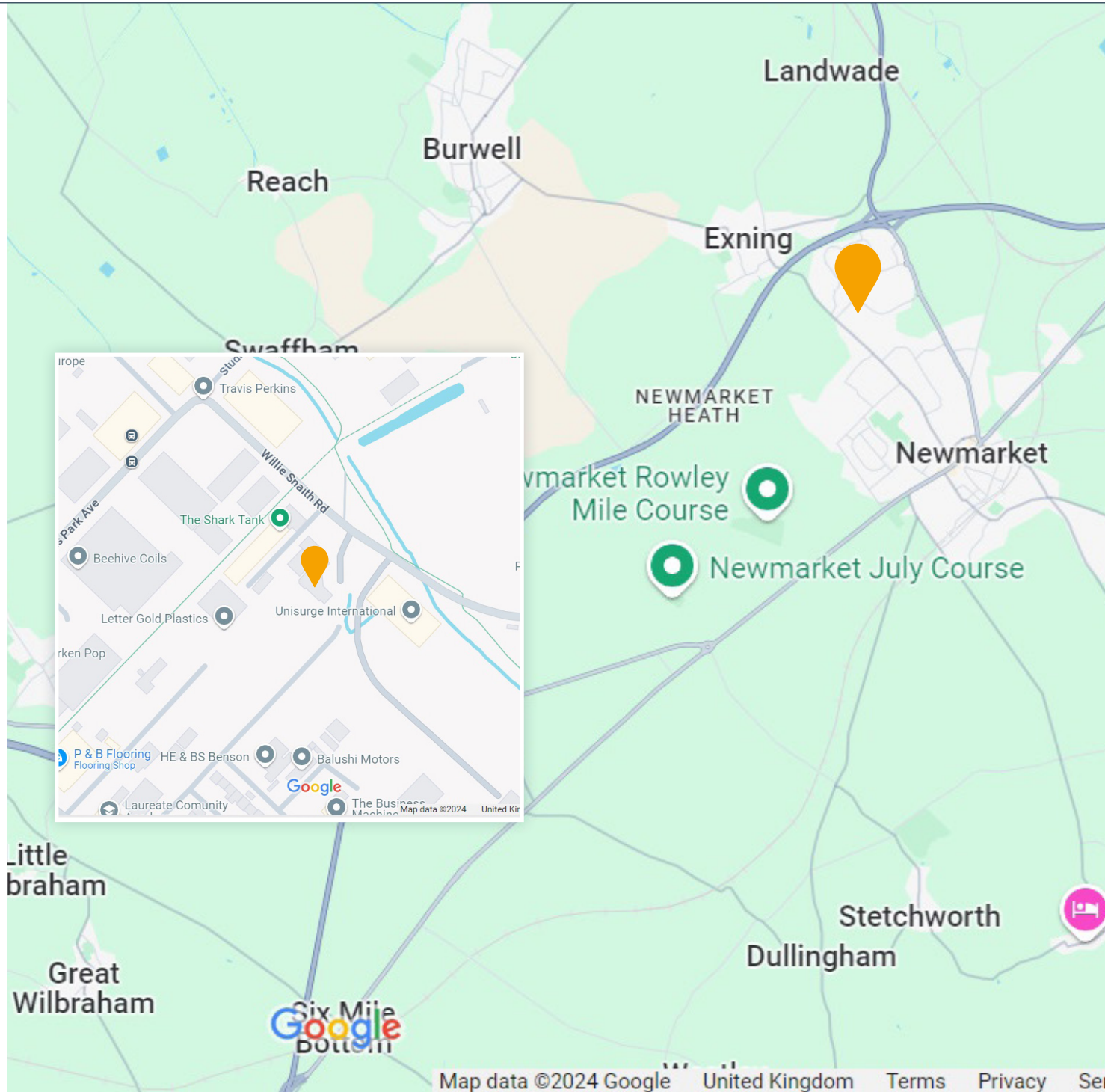
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

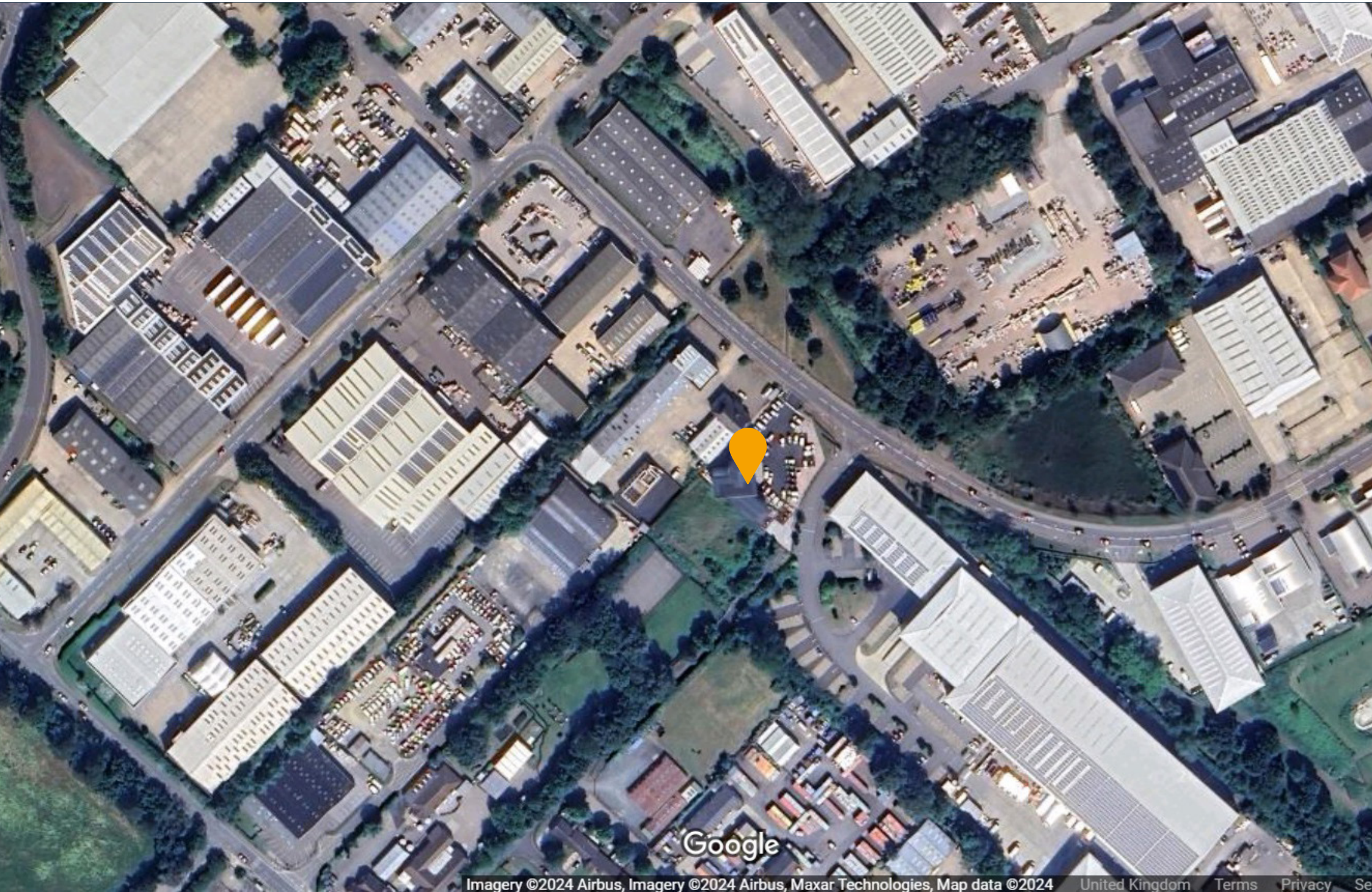
Location

Newmarket enjoys an international reputation as the headquarters of British Horse Racing and Breeding. In recent years, Newmarket has experienced strong growth and expansion, providing an attractive alternative to Cambridge as a business location.

Excellent communications to Cambridge, Stansted Airport, M25, East Coast Ports and London via the recently improved A11, A14 and M11 make it an ideal regional location. Good public transport links are available via regular train (Cambridge - Ipswich) and bus services to Ely, Bury St. Edmunds and Newmarket town centre.

Morecroft House is prominently situated on Willie Snaith Road, approximately 0.6 miles from the A14 and 1.5 miles from the town centre. Nearby occupiers include Mattioli Woods, Genesis Care, Smiths News, C4 Carbides, Unisurge, Consentino and Bronkhorst UK. Tesco Extra is within a short walking distance.

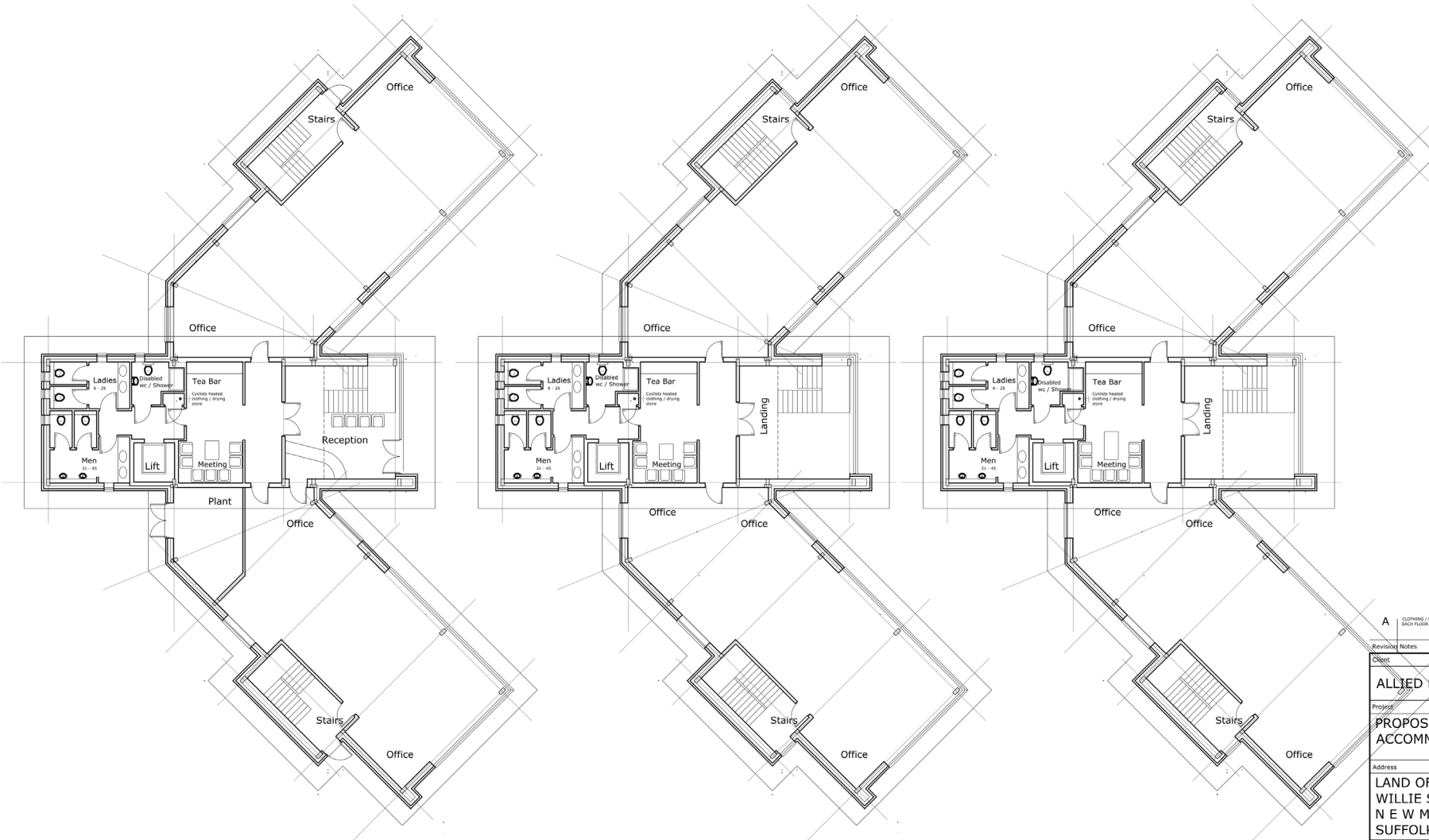




Google



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ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.



G R O U N D F I R S T S E C O N D
F L O O R P L A N S

A		CLOTHING / DRYING STORE INDICATED ON EACH FLOOR PLAN TO BE SHOWN	18 MAR 2018	APP
Revised	Notes	Date	Drawn	Checked
Client				
ALLIED MECHANICAL SERVICES				
Project				
PROPOSED OFFICE ACCOMMODATION				
Address				
LAND OFF WILLIE SNAITH ROAD NEW MARKET SUFFOLK				
Drawing				
FLOOR PLANS				
Drawing No.		Revision		
17 ; 143 - 2		A		
Scale	Paper Size	Drawn	Checked	
1 : 100	A1	APP		
 andrewfleetmciai charteredarchitecturaltechnologist				
6 Regent Place, Sudham, Ely, Cambridgeshire, CB7 5RL Tel: (01353) 720651 www.andrewfleet.co.uk e: mail@andrewfleet.co.uk				

