Unit 11, Station Road, Kennett, Newmarket

Proposed New Warehouse Unit
Suitable for Storage and Distribution

Approx. 28,917 sq ft (2,686 sq m) GIA

To Let

01223 841841
bidwells.co.uk
Location
The site is ideally situated on Station Road, Kennett, with good access to the A11 and A14, approximately 4 miles north of Newmarket and 10 miles west of Bury St Edmunds.

Description
Planning permission has been granted for proposed warehouse accommodation of steel portal frame construction, to include concrete floors, roller shutter doors, and approximately 4% office content. There will be car parking for approximately 45 cars adjacent to the warehouse unit.

Accommodation
The proposed accommodation will consist of approximately:

- Warehouse: 27,766 sq ft (2580 sq m) GIA
- Office: 1,150 sq ft (107 sq m) GIA

For businesses seeking a specific storage requirement, the internal layout of the unit can be adjusted to suit.

Planning
The premises benefit from a B8 (storage and distribution) use, planning permission reference 08/00102/FUM.

Interested parties should make their own enquiries of East Cambridgeshire District Council Planning Department (01353 665555).

Terms
The unit is available by way of a pre-let on terms to be agreed.

Legal Costs
Each party is to be responsible for their own legal costs.
Contact:
Patrick Stanton
Tel: 01223 559262
Email: patrick.stanton@bidwells.co.uk
Michael Bell
Tel: 01223 559223
Email: Michael.bell@bidwells.co.uk

Viewing and Further Information
Strictly by appointment with the agents Bidwells on 01223 841841

Bidwells
Trumpington Road
Cambridge, CB2 9LD
Tel: 01223 841841
Fax: 01223 840294
bidwells.co.uk

Note: This plan is published for the convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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