

OFFICES TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01223 467155



**Wellington House, 96—98 Wellington Street,
Newmarket, Suffolk, CB8 8SX**

Rent: From £3,000 pa

Size: 197 —1,159 sq ft

- Second floor offices
- Immediately available
- Rent inclusive of service charge & utilities
- Town centre location
- Close to A14 and rail station
- Flexible lease terms available

Voted by the Estates Gazette 'Most Active Agent in the East of England 2013 to 2018'



Bury St Edmunds



Cambridge



Huntingdon



Peterborough

LOCATION

Newmarket is renowned as the home of the horse racing industry, and is located close to the Suffolk and Cambridgeshire border, approximately 15 miles east of Cambridge and 13 miles west of Bury St Edmunds. The town is well served for access to both the A11 and A14 major trunk roads.

DESCRIPTION

Wellington House is prominently located on the corner of the High Street and Wellington Street in Newmarket town centre. The available offices are located on the second floor and accessed via a communal entrance off Wellington Street. The office suites are centrally heated and benefit from views of the High Street.

FLOOR AREAS

Second floor

Suite 3:	18.26 sq m	(197 sq ft)
Suite 6:	66.16 sq m	(712 sq ft)
Suite 7:	23.22 sq m	(250 sq ft)
Total NIA:	107.64 sq m	(1,159 sq ft)

All measurements above are approximate Net Internal.

SERVICES

Mains drainage, gas, electricity and water are available to the premises. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

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 council.

BUSINESS RATES

The property will need to be reassessed for rating purposes.

LEASE TERMS

The suites are available by way of new internal repairing and insuring leases for a term by negotiation outside the security of tenure provision of part 2 of the Landlord & Tenant Act 1954.

RENT

Suite 3:	£3,000 pa
Suite 6:	£7,120 pa
Suite 7:	£3,800 pa
Total:	£13,920 pa

The rent is inclusive of service charge, which covers electricity, heating, water, cleaning and maintenance of the shared areas and buildings insurance.

VAT

We understand that VAT will be charged on the rent.

EPC

This property has an EPC of D (81). A copy of the EPC is available on our website, or by request.

LEGAL COSTS

An incoming tenant is to contribute £500 plus VAT towards the landlord's legal fees.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

Pound Hill House Pound Hill,
Cambridge
CB3 0AE

Contact:

Laurence Gercke
lg@bsm.uk.com

(01223) 467155

LG/5591

190424

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

Bury St Edmunds



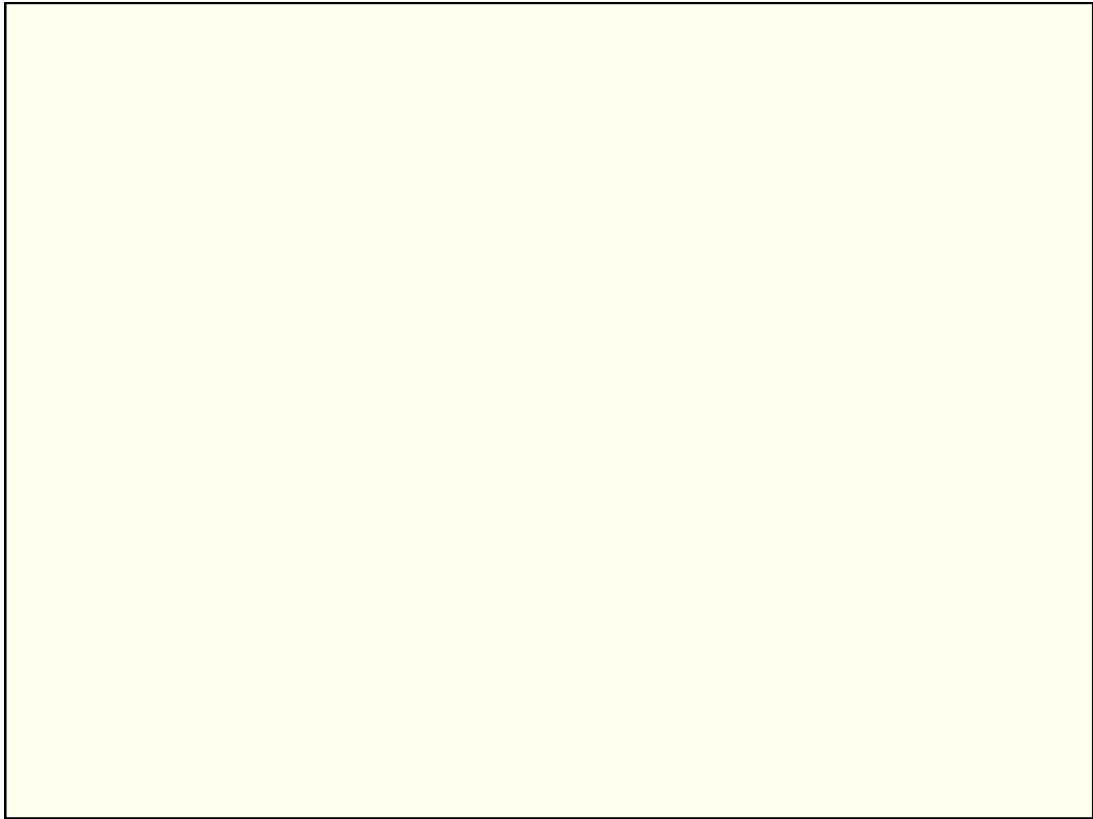
Cambridge



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ORDNANCE SURVEY PLAN

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