



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

NEWLY REFURBISHED OFFICE SUITES IN MODERN MULTI LET BUSINESS PARK WITH PARKING

- Four newly refurbished office suites available from April 2020
- Providing from 992 sq ft up to 4,543 sq ft (92 to 421 sq m)
- Self-contained offices which include new WC and Kitchenette facilities
- Refurbished to a high specification
- 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 one 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 one 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. The suites available are on the first and second floors and will be newly refurbished to provide high-specification office space with the following:

- Comfort cooling
- Kitchenette
- New communal WCs
- New carpets throughout
- New LED lighting
- Comprehensive redecoration
- Allocated on-site parking

The common areas of Lyndon House are also undergoing refurbishments.

ACCOMODATION

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

	Sq ft	Sq m
First Floor North Suite	1,262	117
First Floor South Suite	1,213	112
Second Floor North Suite	1,076	100
Second Floor South Suite	992	92
Total	4,543	421

Suites are available either individually or combined to suit an occupiers' requirements.

RENT

£16.50 per square foot exclusive of VAT

TERMS

The suites are available on new effectively full repairing and insuring lease for a term to be agreed.

SERVICES

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

RATES

The individual suites will be assessed upon completion by the VOA. For more information, contact Anglia Revenues Partnerships at 01354 654321.

SERVICE CHARGE

A service charge is levied for upkeep of the common areas of the building. The tenant is required to pay a fair proportion towards the service charge.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be carried out upon completion of the refurbishments and will be available from the agents in due course.

LEGAL COSTS

Both parties are to be responsible for their own legal costs on completion. The ingoing 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.

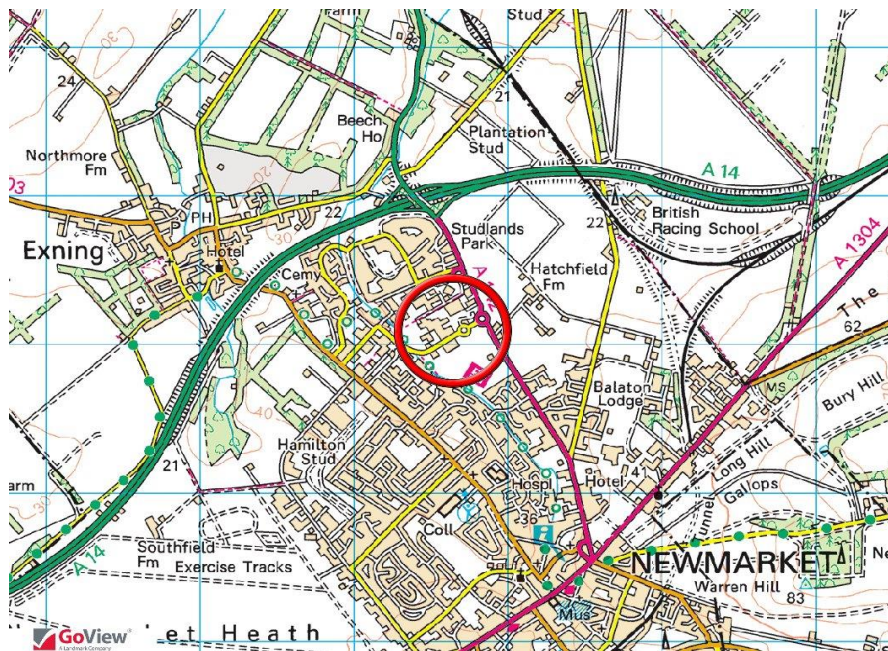
VIEWINGS & FURTHER INFORMATION

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

Richard Pyatt MRICS
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FIRST FLOOR LYNDON HOUSE



SECOND FLOOR LYNDON HOUSE



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