

The Studio

1 Oaks Drive
Newmarket
Suffolk
CB8 7SX

Prominent, well presented and
creative office space suitable
for an owner occupier, investor
or tenant

3,038 sq ft

FOR SALE / TO LET



Location

1 Oaks Drive occupies a prominent position within one of Newmarket's principal commercial destinations. Situated off Fordham Road (A142), the property enjoys excellent accessibility to the A14, providing convenient links to Cambridge, Bury St Edmunds, Ipswich and the national motorway network.

The surrounding area comprises an established mix of business, trade counter and retail occupiers, and a wide range of nearby amenities including retail warehousing, supermarkets, cafés and food outlets. Newmarket town centre is located approximately 1 mile to the south-west.

Description

The accommodation comprises a bright and contemporary office/workspace arranged over ground and mezzanine levels beneath an impressive vaulted ceiling. The space benefits from excellent natural light, exposed steel roof trusses and an open-plan layout that creates a modern and collaborative working environment.

The ground floor provides predominantly open-plan accommodation with ample space for workstations, together with ancillary storage and staff facilities. A feature staircase leads to a mezzanine level offering additional office, meeting or breakout space overlooking the main office area.

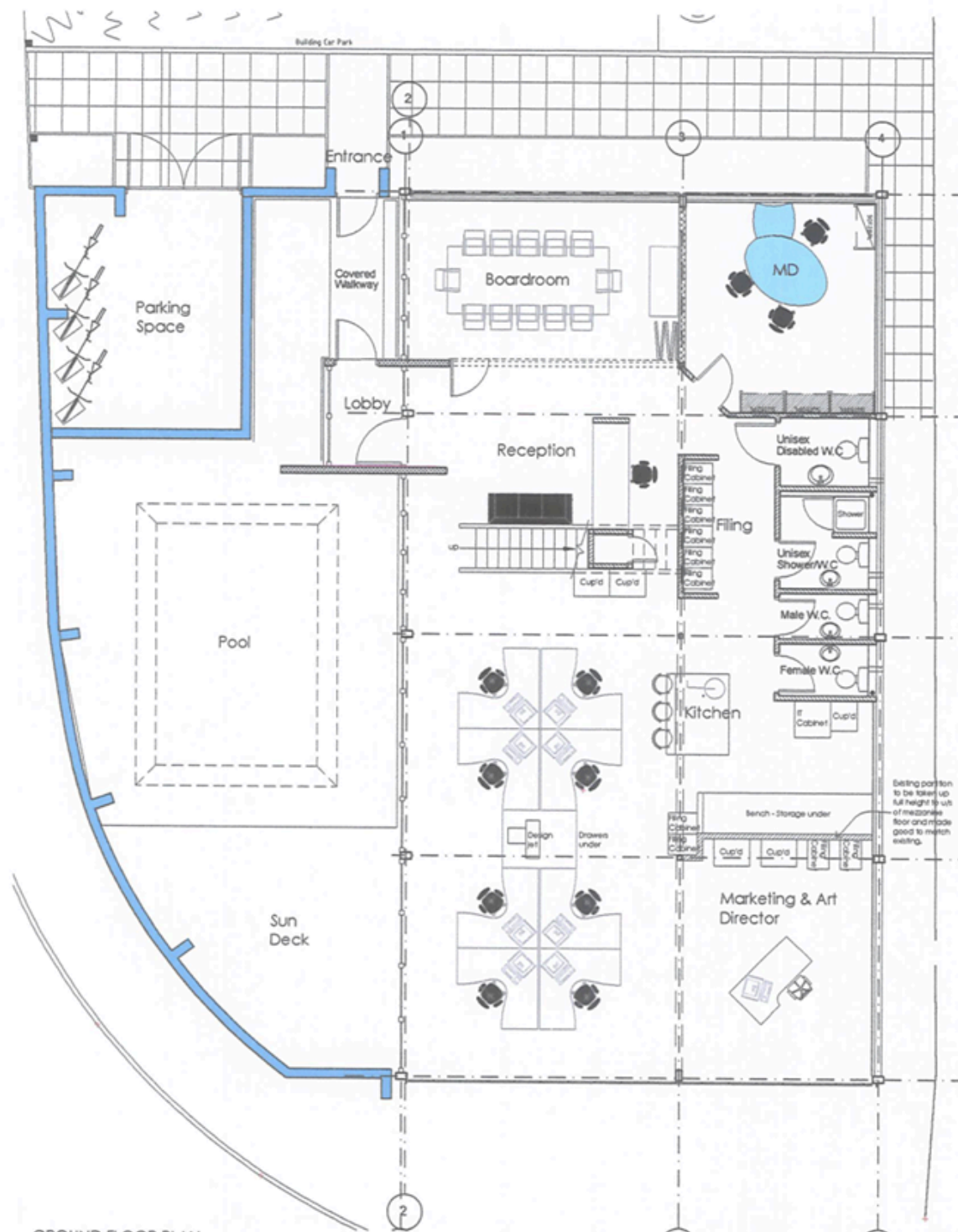
The property has been fitted to a high standard and offers a distinctive working environment combining character features with practical modern business accommodation.

Externally there is a large graveled car park.

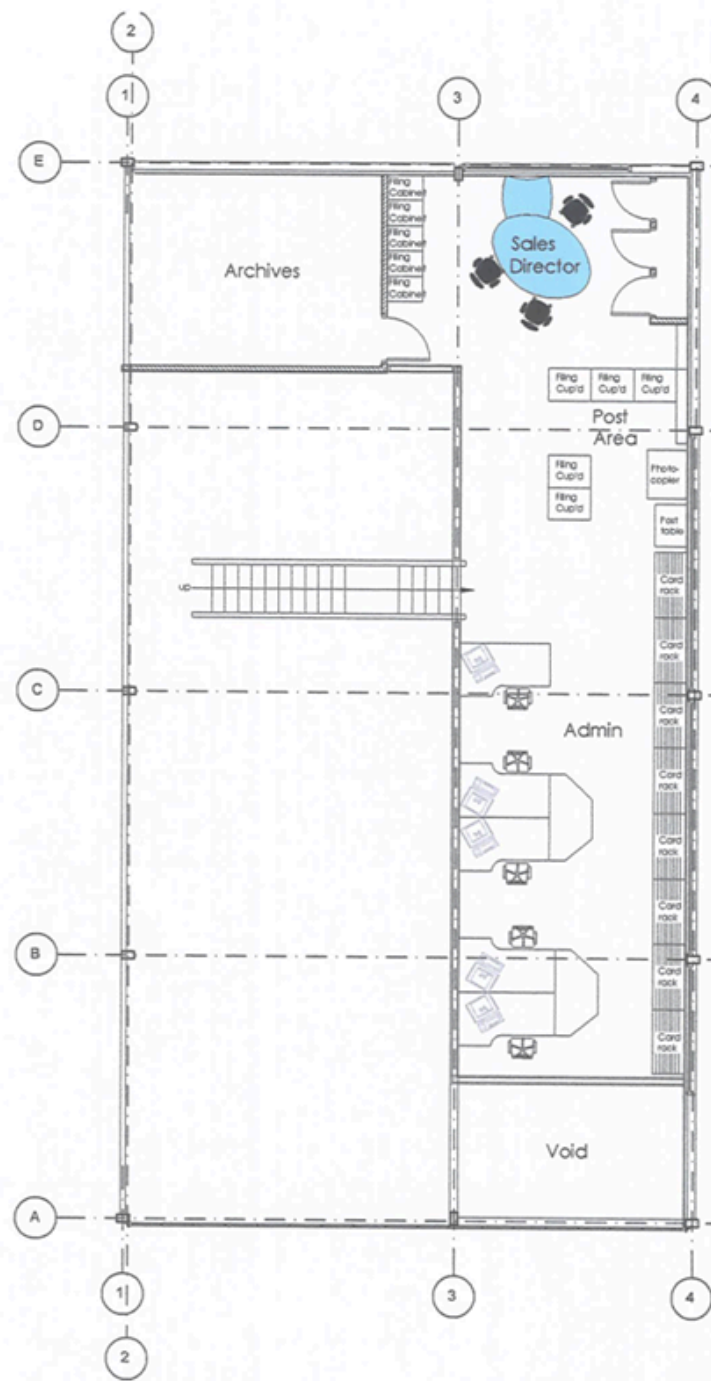
Use

The property benefits from an E Class use.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



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Accommodation

Name	sq ft	sq m
Ground Floor	1,997	185.50
First Floor	1,041	96.73
TOTAL	3,038	282.23

Quoting Terms

The property is available for sale freehold with vacant possession or to let on a new lease, upon terms to be agreed.

Price, Rates and Charges

Price	£590,000
Rent	£48,500
Business Rates Payable	£21,457
Service Charge	N/A
VAT	TBC
EPC	TBC

Legal Costs

Each party to be responsible for their own costs.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

Viewings and further information

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