



## FOR SALE/MAY LET

Cheveley House  
Fordham Road  
Newmarket  
Suffolk  
CB8 7XN

833.89 sq m (8,976 sq ft)

- Prominent HQ style building
- Established business park location
- Easy access to A14 and town centre
- Close to local amenities and services
- Suitable for office, medical, day centre or educational uses
- Low capital value per sq ft

## Location

Newmarket is an internationally recognised town for its horse racing industry and is located in West Suffolk, around 14 miles east of Cambridge and 16 miles west of Bury St Edmunds. Newmarket has a strategic position within East Anglia, being at the inter-section of the A14 and A11, providing easy access to London, the Midlands and the east coast ports.

Cheveley House is situated within an established business park on the northern edge of Newmarket, off Fordham Road and less than a mile from the A14 (J37). Nearby occupiers include Tesco Extra, McDonalds, Burger King, Wickes, Halfords, and Homebase.

## Description

The property is situated prominently on Fordham Road and comprises a two storey detached office building of brick elevations, with a pitched and tiled roof.

The property is mainly laid out into open plan accommodation, plus meeting rooms, a reception, WCs, and ancillary space. There is also an elevator.

The specification includes;

- Carpeting throughout
- Air conditioning
- Central heating
- Data cabling/trunking
- LED lighting
- Male, female and disabled WCs
- Kitchen

Externally, there is parking for 36 vehicles.

## Accommodation

The building has the following approximate net internal areas:

Ground Floor	418.14 sq m	4,501 sq ft
First Floor	415.73 sq m	4,475 sq ft
Total	833.87 sq m	8,976 sq ft

The total Gross Internal Area (GIA) is **11,012 sq ft**.

GIA is measured from each internal face of the external walls.

## Planning

The property has been used as an office falling under Class B1(a) of the Town and Country Planning (Use Classes) Order 1987. Other uses falling under Class E such as R&D, clinic, health centre, day centre, or educational may be permitted (STP).

Interested parties are advised to make their own enquiries to West Suffolk Council Planning Department.

## Uniform Business Rates

Rateable Value	£126,750
Rates Payable	£69,206

Based on 54.6 pence in the pound.

## Service Charge

There is a service charge payable for the upkeep and maintenance of the common areas, landscaping and roadways within the estate. Further details of this are available from the agent on request.

## EPC

The property has an EPC Rating of C (58).

## Terms

The property is available to let or for sale.

Quoting Rent                    £125,000 per annum

Quoting Price                    £1.25M

(Reflecting a low capital value of £113.51 per sq ft)

Terms to be agreed.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewing and Further Information

Strictly through the agents, Cheffins.

Cheffins – Alexander Smith or Philip Woolner

Tel: 01223 271 970

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