



TO LET

Agriculture House
Willie Snaith Road
Newmarket
Suffolk
CB8 7SN

203.18 – 469.44 sq m
(2,187 – 5,052 sq ft)

- Self-contained, modern office building
- Established business park location
- Easy access to A14 and town centre
- Close to local amenities and services

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.

Agriculture House is situated within an established business park on the northern edge of Newmarket, off Willie Snaith 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 comprises a two storey detached office building on a self-contained plot.

The internal accommodation benefits from the following specification:

- Carpeting throughout
- Raised access floors
- Suspended ceilings
- Comfort cooling
- Shared male, female and disabled WCs
- Shared kitchen

Externally, there is parking for around 40 vehicles.

Note – part of the ground floor is currently let to Elite Farming on a lease expiring September 2026.

Accommodation

The available space in the building has the following approximate net internal areas:

Ground Floor	203.18 sq m	2,187 sq ft
First Floor	266.26 sq m	2,866 sq ft
Total	469.44 sq m	5,052 sq ft

Virtual Tour

Ground Floor:

<https://my.matterport.com/show/?m=JmaZBA8DG6o>

First Floor:

<https://my.matterport.com/show/?m=U1WJ2Eq2xxx>

Planning

The property has been used as an office falling under Class B1(a) of the Town and Country Planning (Use Classes) Order 1987. However, interested parties are advised to make their own enquiries to West Suffolk Council Planning Department.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a rateable value of £77,600 and therefore the rates payable for 2023/24 are £42,370. Interested parties are advised to make their own enquiries of West Suffolk Council Revenue Services.

Service Charge

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

EPC

The property has an EPC Rating of D (86).

Terms

The property is available on a new internal repairing lease at the following rents:

Ground Floor	-	£35,000 per annum
First Floor	-	£46,000 per annum

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the agents, Cheffins or Burley Browne.

Cheffins – Alexander Smith or Philip Woolner

Tel: 01223 213 666

Email: alexander.smith@cheffins.co.uk
philip.woolner@cheffins.co.uk

Burley Browne – David Hemmings

Tel: 07841 234 160

Email: david.hemmings@burleybrowne.co.uk

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

