

Plot 8 Newmarket Business Park

St. Leger Drive, Newmarket CB8 7SL

- Class B1/B2 and B8 uses
- Fast access to A14/A11/M11
- 7.5 m eaves height
- Ideal regional headquarters location
- Additional 1.61 ha (4 acres) available for design & build
- Freehold or leasehold

371 sq m – 1,858 sq m
(4,000 sq ft – 20,000 sq ft)

Pre-let or sale on whole/part is sought
NEW BUSINESS UNITS TO BE CONSTRUCTED



Computer generated image only whereby final visual may differ subject to actual subdivision

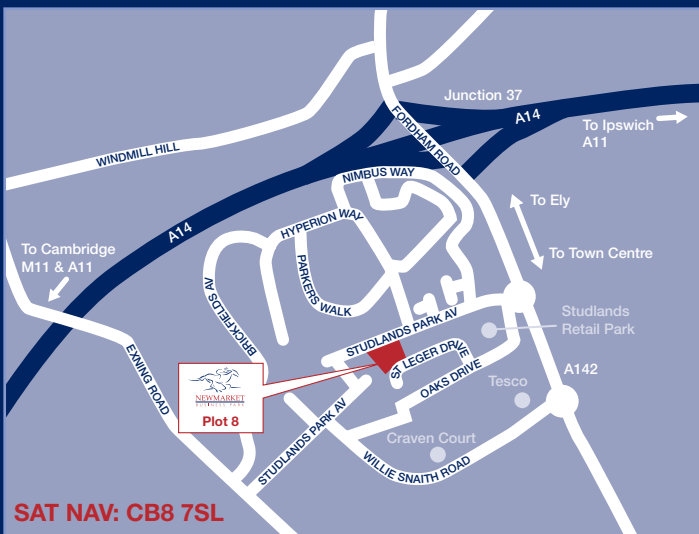
Another Development by

HAMILTON LAND

Recent arrivals include:



NEWMARKET
BUSINESS PARK



SAT NAV: CB8 7SL



Similar style business unit

LOCATION

Newmarket Business Park is an established commercial location approximately 0.5 miles away from the A14 (J37) dual carriageway enabling fast access to Cambridge and the East Coast Ports in addition to Stansted Airport, M25 and London via the A11/M11.

SITUATION

The site comprises 0.40 ha (1 acre) and is located off the A14 dual carriageway along St. Leger Drive, immediately off Oaks Drive via Fordham Road.

Recent developments at Newmarket Business Park have been carried out on behalf of Taylor Wimpey Plc, Ridgeons, Howdens, Plumb/Parts Centers and Idexx.

Studlands Retail Park (Homebase/Netto/Halfords/Pets At Home/Carpetright) and Tesco are both within a short walking distance.

DESCRIPTION

This new warehouse shall provide a unit(s) of steel portal frame construction with profiled metal sheet clad elevations to roof, finished to a shell & core specification so occupiers can incorporate their individual layouts.

Initial plans & designs can be produced and practical advice given on specification/fit-out works which can be incorporated as part of a package.

ACCOMMODATION

This warehouse shall be capable of subdivision into units from 4,000 sq.ft. or alternatively as a whole providing 20,000 sq.ft. in total for Class B1 (Office, Light Industrial, Research & Development), B2 (General Industrial) & B8 (Storage & Distribution) uses.

FEATURES

- 7.5 m eaves height allowing sufficient room for addition of mezzanine floor
- Up & over electrically operated roller shutter doors
- Power floated concrete floor
- 50KN/m² maximum floor loading
- Forecourt car parking/loading areas
- Offices/mezzanine floor can be incorporated subject to planning

SERVICES

All mains services including water, gas, electricity (3-phase) are available.

SERVICE CHARGE

A service charge shall be levied to cover insurance, landscaping, roadway, miscellaneous repairs and maintenance. Full schedule can be provided on application.

RATES

To be assessed.

PLANNING

This scheme has full planning consent for Class B1, B2 & B8* uses. Full architect plans/specification available on request. Further enquiries regarding alternative uses should be made direct to Forest Heath District Council's Planning Department (01638 719000) quoting Register Index: F/2005/0295/FUL). NB: * Subject to discharge of the landscaping condition

TERMS

A pre-let or sale on part or the whole is sought. Rent and prices are available on application.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VIEWING

By appointment via agents:
ben.sole@cheffins.co.uk
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