

# TO LET

510 Sq Ft (47.38 Sq M)

- Ground floor office / studio
- Private kitchen and WC
- Comfort cooling/heating
- 2 on site car parking spaces available.



## Suite 8 Lyndon House

Kings Court, Willie Snaith Road, Newmarket, CB8 7SG

 **KirkbyDiamond**

Contact: Nathan George or Steven Harvey

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## 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
- Located within 1 mile of Newmarket's Town Centre and the A14

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Google Maps

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## DESCRIPTION

- A well presented, open plan ground floor office within the established business park of Kings Court. The space is fully refurbished to a high specification and contemporary design.
- There are two allocated parking spaces available with the suite.
- The studio / office has been refurbished to a high specification and contemporary design and benefits from its own WC, kitchenette and AC/comfort cooling. There has been a comprehensive refurbishment of the common areas.

## TERMS

The property is available by way of a new effective full repairing and insuring lease at a rent of £8,500 per annum exclusive.

## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>47.38 SQ M</b>	<b>510 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: B-36**

**Business Rates:** It is our understanding that the unit should benefit from Small Business Rate Relief.

Interested parties are advised to contact the relevant Local Authority.

**Service Charge:** The landlord collects a service for the provision and maintenance of common areas throughout the building and estate.

Please contact the joint agents for further information.

## CONTACT:

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