

**West Suffolk Property Services**

West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

Tel: 01284 757372

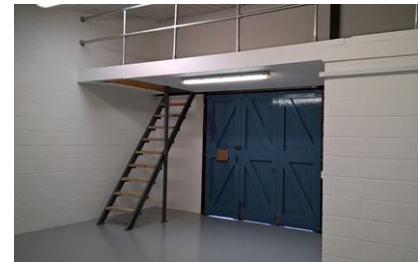
Email: [property.services@westsuffolk.gov.uk](mailto:property.services@westsuffolk.gov.uk)

Forest Heath & St Edmundsbury councils

**West Suffolk**  
working together

# CRAVEN WAY, NEWMARKET

## (off Depot Road)



## INDIVIDUAL BUSINESS UNITS

SIZES FROM 42 – 100 m<sup>2</sup> (452 – 1,076 sq ft)  
SUBJECT TO AVAILABILITY

# TO LET

West Suffolk Property Services for themselves and for the Borough Council of St Edmundsbury and for the District Council of Forest Heath being Vendor or Lessor of this property, whose agents they are, give notice that:

- i The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- ii All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii No person in the employment of the St Edmundsbury Borough Council or Forest Heath District Council, together known as West Suffolk Property Services, has any authority to make or give any representation or warranty whatsoever in relation to this property
- iv Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. SEPTEMBER 2016.

**ADDRESS:** Industrial Premises, Craven Way, Newmarket, Suffolk, CB8 0BW. Craven Way is accessed off Depot Road.

**USE/DESCRIPTION:** Business Units, suitable for light industrial and storage. Each unit benefits from access via double doors. Units 7, 8, 11 & 12 have an additional roller shutter door for added security. Each unit has a WC and hand basin. Units 11 & 12 have a small area of overhead storage and have been newly refurbished.

**ACCOMMODATION:**

UNIT	SIZE (GIA)	Rent per annum (exc of VAT)	Rent per month (exc of VAT)	Business Rates 2016-17*	EPC rating
7	67.32m <sup>2</sup> / 725 sq ft	£7,000	£583.33	£2,153.80	E - 101
8	46 m <sup>2</sup> / 495 sq ft	£5,250	£437.50	£1,597.20	F - 129
9	42m <sup>2</sup> / 452 sq ft	LET	LET	LET	N/A
10	67m <sup>2</sup> / 721 sq ft	LET	LET	LET	N/A
11	44.22m <sup>2</sup> / 475 sq ft	£5,250	£437.50	£1,548.80	E - 110
12	44.22m <sup>2</sup> / 475 sq ft	£5,250	£437.50	£1,548.80	E - 120
13	100m <sup>2</sup> /1,076 sq ft	LET	LET	LET	N/A
14	67m <sup>2</sup> / 721 sq ft	LET	LET	LET	N/A
15	69m <sup>2</sup> / 743 sq ft	LET	LET	LET	N/A
16	66m <sup>2</sup> / 710 sq ft	LET	LET	LET	N/A

**RENT:** Rent is payable on a monthly basis by direct debit.

**LEASE TERMS:** Each unit is available to let on a new 3 year lease, on terms to be agreed.

**REPAIRS:** The tenant will be responsible for all internal and external repairs.

**SERVICES:** Mains drainage, water & electricity are all believed to be connected to each unit. Interested parties are however advised to make their own enquiries to the relevant service providers.

**DEPOSIT:** A minimum of 3 months rental deposit will be required.

**INSURANCE:** The Landlord will insure the units and re-charge the building insurance premium to Tenants. Tenants should arrange contents insurance for their own business goods, fixtures and fittings.

**BUSINESS RATES:** \* Applicants may be able to claim 100% rates relief. To enquire or request an application form for small business rate relief, please contact the Anglia Revenues Partnership [www.angliarevenues.gov.uk](http://www.angliarevenues.gov.uk) or telephone 01842 756568.

**SERVICE CHARGE:** There will be an annual service charge of £250 plus VAT pa towards the maintenance of communal areas and landscaping.

**USE / PLANNING:** Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use. Contact Forest Heath District Council Planning Department 01638 719000.

**VAT:** At the current time the available units are not currently elected for VAT, however the Landlord reserves the right to elect for VAT in the future.

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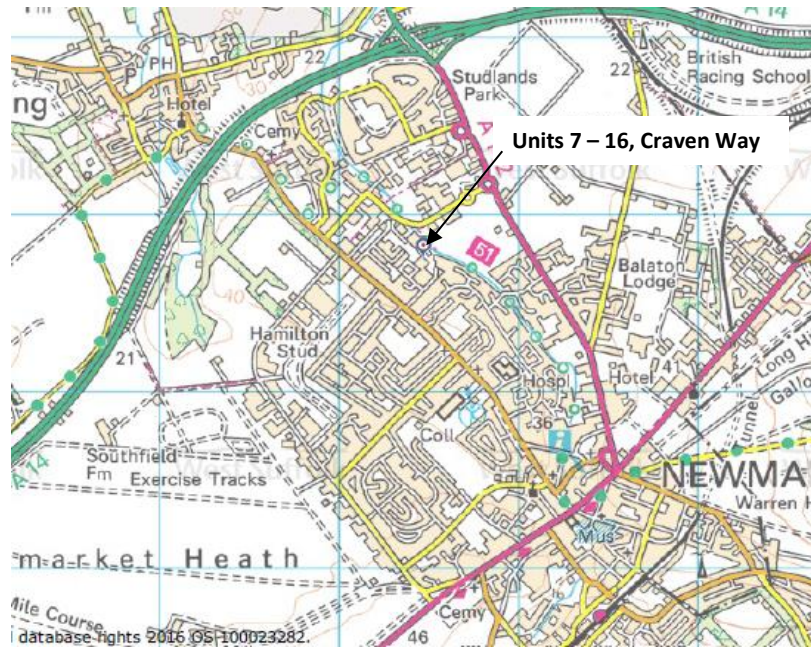
**LEGAL COSTS:**

A payment of £300 plus VAT will be required to cover Landlords Legal fees and surveyors costs to arrange a new lease.

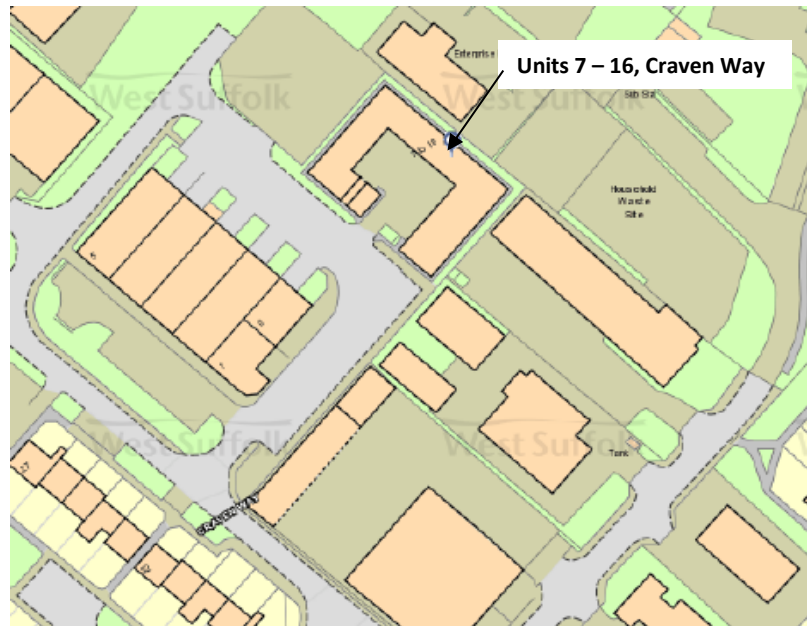
**VIEWING:**

Strictly by appointment only. To arrange a viewing, please contact:  
Charlotte Squirrel - 01284 757361 / [charlotte.squirrel@westsuffolk.gov.uk](mailto:charlotte.squirrel@westsuffolk.gov.uk)  
Tina Ogunremi - 01284 757348 / [tina.ogunremi@westsuffolk.gov.uk](mailto:tina.ogunremi@westsuffolk.gov.uk)

**LOCATION PLAN:**



**SITE PLAN:**



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