UNIT 11, STATION ROAD, KENNETT, NEWMARKET, CB8 7QF
LIGHT INDUSTRIAL | WAREHOUSE UNIT

- Good transport links - A11 (Red Lodge Bypass) 1.3 miles; A14 (Junction 39) 1.9 miles
- Close proximity to Newmarket (5 miles), Bury St Edmunds (10 miles) and Cambridge (19 miles)
- Economical storage/workshop accommodation

TO LET £25,000 PAX | 2,322.50 sq m (25,000 sq ft)

Jordan Marshall
Brown&Co Bury St Edmunds
01284 339111
Jordan.Marshall@brown-co.com
LOCATION
The unit is located in the village of Kennett which is within close proximity of Newmarket (5 miles), Bury St Edmunds (10 miles) and Cambridge (19 miles).

The unit is situated within an established industrial estate, adjacent to Kennett Train Station and approximately 1.3 miles from the A11 (Red Lodge Bypass) and 1.9 miles from the A14 (Junction 39).

DESCRIPTION
The unit comprises open plan warehousing accommodation with electric loading access doors, and generous eaves heights.

Internally the unit comprises concrete floors to metal sheet walls, under exposed corrugated roofing.

The site benefits from a communal parking area within which parking will be allocated on a pro-rata basis. Additional spaces may be available subject to separate negotiation.

ACCOMMODATION
The property provides the following approximate measurements:

Width: 63m
Depth: 36m

SERVICES
We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

PLANNING USE
B8 – Storage and Distribution.
Alternative uses may be suitable, interested parties should make their own enquiries of the local authority.

SERVICE CHARGE
The ingoing Tenant will be responsible for a fair proportion of the Estate Service charge.

VAT
We understand that VAT is applicable.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC RATING
We understand that the property has an EPC rating of C. Please contact the agent for further details.

BUSINESS RATES
Business rates will be the responsibility of the occupier. The unit has the following assessment:

<table>
<thead>
<tr>
<th>Property</th>
<th>Rateable Value</th>
<th>Rates Payable (2019/20)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 11</td>
<td>£2,900</td>
<td>£1,423.90</td>
</tr>
</tbody>
</table>

VIEWING & FURTHER INFORMATION
Strictly by appointment with the sole letting agent:

Brown & Co
Angel Corner
8 Angel Hill
Bury St Edmunds
IP33 1UZ

Jordan Marshall MRICS
Tel: 01284 725715
DD: 01284 339111
Mob: 07795 645195
jordan.marshall@brown-co.com

IMPORTANT NOTICES
Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. In intending Purc hasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 5. All prices are quoted subject to interim and exclusion of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.