

# TO LET

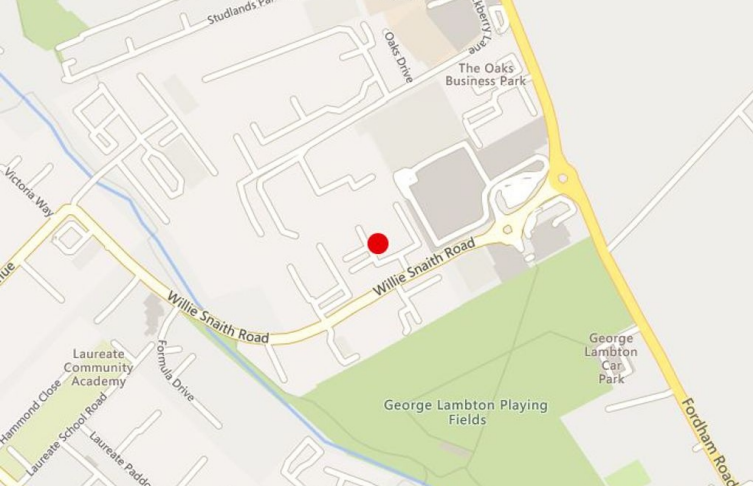
447 Sq Ft (41.53 Sq M)

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



## Suite 5 Lyndon House

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



## 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\*)

Total	41.53 SQ M	447 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**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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