

LYNDON HOUSE

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



TO LET

An exciting opportunity to lease office suites of varying sizes across the first and second floors. The building is being refurbished in keeping with the new brand and design created and evident in the reception lobby and adjacent suites which can be explored on the [3D virtual tour](#)

Available from
Q3 2025

LYNDON HOUSE



Studlands Retail Park



A14 0.7 miles

Newmarket centre



Tesco and the Studlands Retail Park are both within a short walk from the office park.



Description

A purpose built modern office building providing versatile space across first and second floors. Comprising a range of open plan suites with WC's and kitchen facilities with allocated parking and access to communal garden / courtyard areas. The office is currently being refurbished and the suites will be available from Q3 2025. Consideration can be given to letting suites individually, combined or on a floor by floor basis.

*Walk through of neighbouring office and reception area to show the quality of finish expected for the planned refurbishment works. All internal photos and images are for illustration purposes only.



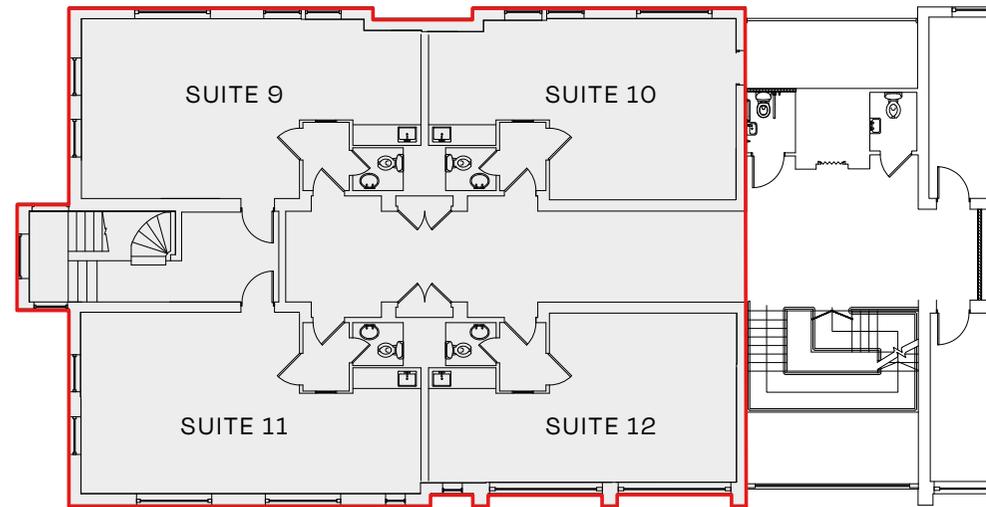


Accommodation

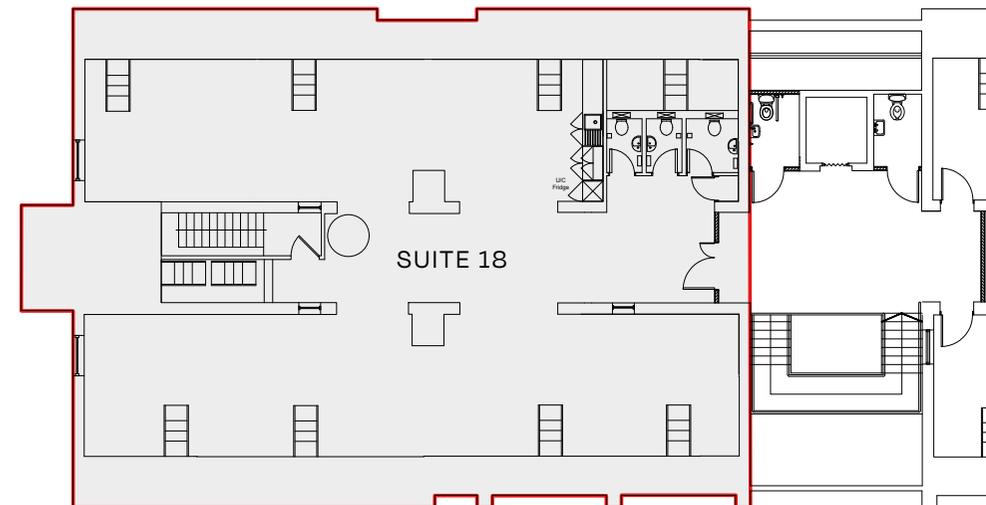
First Floor Suite 9	545 sq ft	50.63 sq m
First Floor Suite 10	545 sq ft	50.63 sq m
First Floor Suite 11	545 sq ft	50.63 sq m
First Floor Suite 12	545 sq ft	50.63 sq m
Second Floor Suite 18	1,250 sq ft	116.13 sq m
Total	3,430 sq ft	318.65 sq m



FIRST FLOOR



SECOND FLOOR





Location

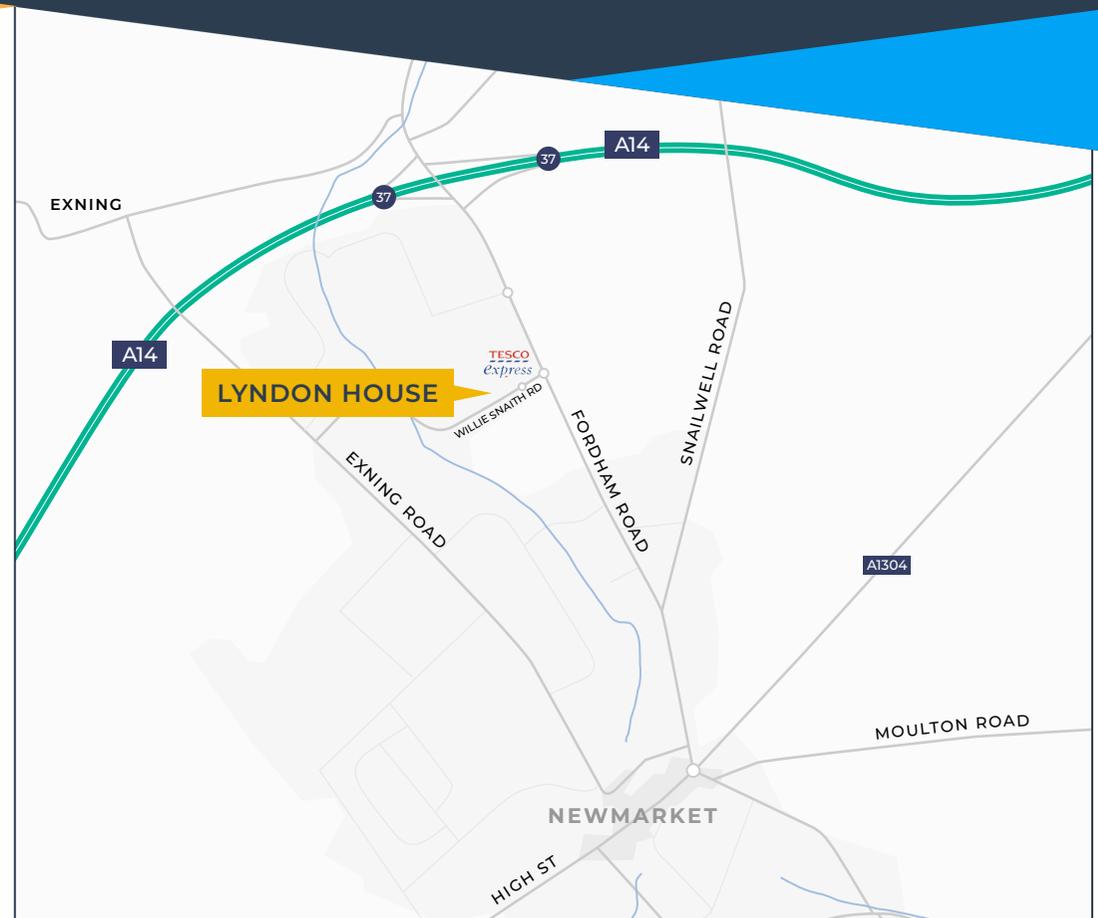
Kings Court is the primary office park location in Newmarket situated approximately one mile from Junction 37 of the A14 with excellent connectivity to Cambridge, Stansted Airport, the East Coast Ports, and London via the A11 (J38, and M11. This strategically located estate is easily accessed from Willie Snath Road, adjacent to Fordham Road which is a major arterial route leading to the town centre.

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TRAVEL TIMES

A14 Junction 37	0.7 miles
Newmarket Centre	1.4 miles
Newmarket train station	2.1 miles
Cambridge	14 miles
M11 / A14 Junction	16 miles
M11 Junction 9 (South)	17 miles

Source: Google Maps



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Terms

The office suites will be available from Q3 2025. Interested parties will be offered a new lease on effective full repairing and insuring terms.

First Floor Suite 9	£9,000 pa exclusive
First Floor Suite 10	£9,000 pa exclusive
First Floor Suite 11	£9,000 pa exclusive
First Floor Suite 12	£9,000 pa exclusive
Second Floor Suite 18	£18,000 pa exclusive

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.

VAT

VAT is applicable. All rents and prices are quoted exclusive of VAT.

EPC

The EPC rating for the building is B36.

Viewings

For viewings and further information please contact joint agents:



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