

ANOTHER DEVELOPMENT BY

HAMILTON LAND

JULY COURT
NEW MARKET



Computer Generated Image

IDEAL REGIONAL
HEADQUARTERS

Two new self-contained high quality office buildings

1 JULY COURT: FROM 152 SQ.M (1,636 SQ.FT.) - 802 SQ.M (8,632 SQ.FT.) 32 CAR SPACES

2 JULY COURT: FROM 184 SQ.M (1,980 SQ.FT.) - 890 SQ.M (9,580 SQ.FT.) 38 CAR SPACES

FOR SALE/TO LET

LOCATION

Newmarket as a location enjoys an international reputation as the headquarters of British Horse Racing and Breeding.

In recent years, Newmarket has experienced strong growth and expansion providing an attractive alternative to Cambridge as a business location.

Excellent communications to Cambridge, Stansted Airport, M25, East Coast Ports and London via the A11, A14 and M11 make it an ideal regional HQ location.

Good public transport links are available via regular train (Cambridge - Ipswich) and bus services to Ely, Bury St. Edmunds and Newmarket town centre.

SITUATION

July Court is situated on Willie Snaith Road, approximately 0.6 miles from the A14 & 1.5 miles from the town centre.

Nearby occupiers include Arcadis, Davis Group Plc, National Farmers' Union and Cambridge University NHS Hospitals Foundation Trust.

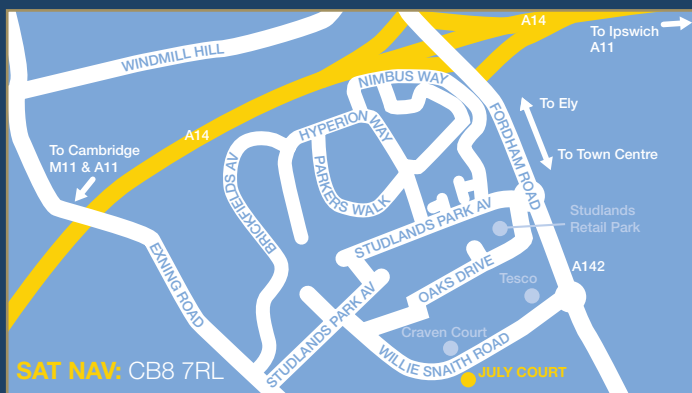
Studlands Retail Park (Homebase/Netto/Halfords/Pets At Home/Carpetright) & Tesco are all within a short walking distance.

ACCOMMODATION

July Court shall provide two self-contained, high quality office buildings arranged over two storeys with up to 70 car spaces in total. Both buildings are set within a landscaped courtyard incorporating open plan accommodation with the following net internal floor areas:

Unit 1A	SQ.M	SQ.FT
Ground Floor	249	2,680
First Floor	249	2,680
Sub-total	498	5,360
Unit 1B	SQ.M	SQ.FT
Ground Floor	152	1,636
First Floor	152	1,636
Sub-total	304	3,272
TOTAL	802	8,632

Unit 2C	SQ.M	SQ.FT
Ground Floor	261	2,810
First Floor	261	2,810
Sub-total	522	5,620
Unit 2D	SQ.M	SQ.FT
Ground floor	184	1,980
First Floor	184	1,980
Sub-total	368	3,960
TOTAL	890	9,580



Misrepresentation Act: These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained therein are made without the responsibility on the part of Jeffersons/Hamilton Land or its subsidiaries and are not to be relied upon as statement or representation of fact. Intending Purchasers or Lessors must satisfy themselves by inspection, measurement or otherwise as to the correctness of each of the statements or dimensions contained in these particulars. (Designed & produced by Adventis Group 020 7034 4745 G51163)

FEATURES

- Air conditioning
- Min. 150mm void beneath full access raised floor
- LG7 recessed lighting
- Automatic passenger lift (8-person)
- 70 designated car spaces
- Kitchen/disabled facilities
- High quality finishes

PLANNING

The premises have consent for offices as classified under Class B1 of the Town & Country Planning (Use Classes) Order 1987.

Further enquiries regarding alternative uses should be made to Forest Heath District Council's Planning Department (01638 719000) quoting Register Index No: F/2005/0952/FUL.

TERMS

July Court is available as individual buildings on either a leasehold or freehold basis.

RENT/PRICE

On application.

NB. Detailed architects plans are available on request.

LEGAL COSTS

Each party to bear their own legal costs.

ALL ENQUIRIES

Johnny Goodman

jcag@j-commercial.co.uk

