



LOCATION

Newmarket has an international reputation as the headquarters of British Horse Racing and Breeding.

In recent years the town has experienced strong growth and expansion providing an attractive alternative to Cambridge as a regional headquarters location.

Good public transport links are available via train services between Ipswich and Cambridge and bus services to Cambridge, Ely, town centre and local towns.

SITUATION

Newmarket Business Park is located on St. Leger Drive, Newmarket, accessed directly off Oaks Drive and represents an established commercial location.

It lies approximately 1.5 miles from the town centre and 0.5 miles away from the A14 (J37) dual carriageway enabling fast access to Cambridge and the East Coast Ports in addition to Stansted Airport, M25 and London via the A11/M11.

Studlands Retail Park (Pets At Home/Netto/Carpet Right/Halfords and Homebase) is adjacent with Tesco (24/7) within a short walk.

Major occupiers include Danepak Bacon Co Ltd., Arcadis, Taylor Wimpey Plc, National Farmers' Union, Blu Fin and HFL Sport Science.



**70%
SOLD / LET**

Another Development by

HAMILTON LAND

www.hamilton-land.com



NEWMARKET

BUSINESS PARK

www.newmarketbusinesspark.co.uk

OFFICE • RESEARCH & DEVELOPMENT • INDUSTRIAL • WAREHOUSE • TRADE COUNTER



NEW BUILD V SECOND-HAND SPACE: THE FACTS SPEAK FOR THEMSELVES

- New bespoke buildings can meet exact business requirements
- Fast track design & build enables new buildings to be delivered & ready for occupation within 7-9 months of exchange of contracts (dependent on final specification)
- Developer's project team represents single source of contact responsible for management of the design & construction process which remains in place until building is fully operational
- Quality of the design & construction of the project assured via development team working "together" to meet client's performance requirements
- Client changes may be incorporated during construction process
- Occupier can focus on business not property
- No compromise of secondhand building which may have to be adapted at additional cost to meet occupier requirements
- Building designed via close liaison with occupier to maximise efficient layout of facilities to create optimum synergy for business.
- Project team has track record of providing design & build solutions for major local, national & international companies
- Energy efficiencies incorporated resulting in cheaper running costs
- Cost saving measures can be identified through design & implemented
- 12 year collateral warranties to safeguard any building defects

DEVELOPER

HAMILTON LAND

www.hamilton-land.com

AGENT



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New Business Units TO BE CONSTRUCTED

4,000 sq ft - 81,000 sq ft
371 sq m - 7,525 sq m

- Design & Build packages
- Fast Access to A14/A11/M11
- Ideal regional HQ location
- Freehold/Leasehold

Recent arrivals include:



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NEWMARKET

BUSINESS PARK

www.newmarketbusinesspark.co.uk



Class B1 (Business) / B2 (General Industrial) and B8 (Storage and Distribution) uses

DESCRIPTION

Newmarket Business Park is able to provide office, research & development, industrial, warehouse and trade counter premises on a design and build basis to suit occupiers' specific requirements.

PLANNING

The site provides 1.61 ha (4 acres) of development land allocated in the Local Plan for employment uses and can accommodate units from 4,000 sq ft (371 sq m) up to 81,000 sq ft (7,525 sq m) of new commercial buildings subject to planning.

Plot 8* already has detailed planning permission for a new 20,000 sq ft (1,858 sq m) unit for Class B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses.

* Separate brochure available on request

DESIGN & BUILD

Hamilton Land, a regional property development company, will construct new commercial buildings for companies on a pre-let or sale basis on terms to be agreed.

Fast track design & build is delivered via a dedicated professional team of architects, project managers and contractors. The team has a proven track record of providing new facilities at competitive rents and prices within agreed timescales.

Full plans and designs can be produced following an initial meeting and practical advice given on specification without obligation.

Hamilton Land shall obtain necessary planning consents, project manage construction work and assist in fitting out to save occupiers time and money.



TIMESCALES

Projects can be completed and ready for occupation within 7-9 months of exchange of contracts, dependent on specification.

TERMS

Leasehold or freehold design and build packages available.

RENTS/PRICES

On application.

SCHEDULE OF ACCOMMODATION

	Hectares	Acres	Sq m	(Sq ft)	
Plots 2-4					Taylor Wimpey LET
Plot 5 & 6					RIDGEONS SOLD
Plot 7					PLUMB CENTER PARTS CENTER IDEX HOWDENS Chubb LET
Plot 1					SmithsNews LET
Plot 8	0.40	1.00	1,858	(20,000)	AVAILABLE
Plot 9*	0.46	1.15	2,137	(23,000)	AVAILABLE
Plot 10*	0.38	0.96	1,765	(19,000)	AVAILABLE
Plot 11*	0.38	0.95	1,765	(19,000)	AVAILABLE

NB Areas above are approximate only and imperial to metric conversions have been rounded.

OCCUPIER TESTIMONIALS



"We are committed to improving our product and service offering to customers in and around Newmarket. The design and build option on Newmarket Business Park allows us to create an operation to suit local needs."

Tony Greavett, Group Property Director, Ridgeons Timber & Builders Merchants



"Having reviewed our network for newspaper distribution in the East Anglia region, Newmarket is ideally situated for our new depot"

Tye Lohrenz, Network Project Manager, Smiths News Trading Ltd



"Newmarket Business Park provides our US company with an excellent European HQ to service our international markets."

Richard Daigle, Director of Facilities, IDEX Laboratories, Inc.



"We are strengthening our logistics support service to Taylor Wimpey's house building operation supplying building materials direct to residential development sites nationally. Newmarket as a location enables us to fulfil this role being close to A14/ A11 and M11 road networks."

J Slee Esq. Logistics Director, WCL/Taylor Wimpey UK Ltd



"Newmarket Business Park provides an ideal location to source our distribution operations throughout East Anglia, being located within half a mile of the A14."

P Drayton Esq. Managing Director, Tindalls The Stationers Ltd.



"We are a global service provider who recently relocated our offices from Cambridge to Newmarket on the basis of excellent access to the regional road network enabling fast access to Cambridge, Stansted Airport and London."

Robbie Dow, Operations Director, Arcadis Geraghty & Miller International, Inc.