

## **JULY COURT WILLIE SNAITH ROAD NEWMARKET**

July Court, Willie Snaith Road, Newmarket provides 2 no. two-storey high quality self-contained office buildings namely Buildings 1 & 2 comprising 8,632 sq.ft. (802 sq.m) & 9,580 sq.ft. (890 sq.m) respectively plus 70 on site car spaces in total.

All buildings shall have the benefit of comfort-cooling, raised access floors, LG3 lighting, automatic passenger lifts, kitchen & disabled facilities and high quality finishes throughout.

July Court is located opposite Craven Court whose tenants include Taylor Woodrow Plc and Arcadis Geraghty & Miller.

These units can also accommodate high technology/research & development companies wanting to relocate away from the existing Cambridge Science & Business Parks but still remain within a 15-20 minutes drive time.

Newmarket is fast establishing itself as an ideal regional headquarters location due to excellent communications via the A14 and A11/M11 to Cambridge, Stansted Airport, East Coast Ports and London.

Recent arrival Cambridge University Hospitals NHS Foundation Trust have established their new regional Cytology unit for Cambridgeshire & Suffolk to Newmarket off Addenbrooke's Hospital site in Cambridge in addition to staff from West Suffolk Hospital, Bury St. Edmunds.

The new hourly One Service train timetable between Cambridge – Ipswich has also facilitated companies wanting to relocate out of Cambridge & Bury St. Edmunds where traffic congestion has been one of the main reasons for choosing Newmarket as a location.

Hamilton Land are seeking pre-sales/lets on design & build freehold or leasehold terms. Terms on application.

For further information on this forthcoming exciting new development at July Court, please contact Hamilton Land (01223 370108)