

## **NEWMARKET**

### **NEW WAREHOUSE – UNIT SIZES FROM 4,000 – 20,000 SQ.FT.**

A new warehouse on Plot 8, Newmarket Business Park, St. Leger Drive, Newmarket CB8 7RL is to be developed by Hamilton Land and is available to let or for sale through Cheffins Commercial.

This warehouse shall be capable of subdivision into units from 4,000 sq.ft. or alternatively as a whole providing 20,000 sq.ft. in total for Class B1 (Office, Light Industrial, Research & Development), B2 (General Industrial) & B8 (Storage & Distribution) uses.

It shall incorporate a 7.5m eaves height allowing plenty of room for an additional mezzanine floor if required and good on site car parking.

Newmarket Business Park is an established commercial location approximately 0.5 miles away from the A14 dual carriageway enabling fast access to Cambridge and the East Coast Ports in addition to Stansted Airport, M25 and London via the A11/M11.

Nearby occupiers include Taylor Wimpey Plc, Howdens, Plumb/Parts Centers, Ridgeons, Arcadis and Studlands Retail Park (Homebase/Netto/Halfords/Pets At Home/Carpetright) is within a short walking distance.

A pre-let or sale on part or the whole is sought. Rent and prices are available on application via the scheme's agents, Cheffins Commercial.

Says Ben Sole of Cheffins: "This is an excellent opportunity to buy or let a well located new warehouse of the highest quality. There has recently been a shortage of warehouse accommodation in the area, so this should help satisfy the current demand."

For further details contact Ben Sole or Philip Woolner at Cheffins Commercial on 01223 213666 [ben.sole@cheffins.co.uk](mailto:ben.sole@cheffins.co.uk) [philip.woolner@cheffins.co.uk](mailto:philip.woolner@cheffins.co.uk)