



13 Craven Way
Newmarket, CB8 0BW

Light Industrial Unit To Let (E(g)(iii) uses)

1,088 sq ft
(101.08 sq m)

- Currently undergoing refurbishment with full roof replacement
- Small business rates relief available
- Established industrial location
- Approximately one mile from Newmarket town centre
- Power from PV panels available through power purchase agreement
- No motor trade uses

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Summary

Available Size	1,088 sq ft
Rent	£14,500 per annum
Rates Payable	£4,060.80 per annum Based on the 2026 valuation, qualifying businesses would receive full businesses rates relief.
Rateable Value	£9,400
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant is required to pay £300 plus VAT towards the landlords cost of producing the lease
Estate Charge	£435 per annum Minimum annual contribution
EPC Rating	E (107)

Description

Unit 13 Craven Way provides a to be refurbished, mid terrace, storage/workshop unit with concrete floor, blockwork walls, bi-fold wooden doors with an electric roller shutter and one WC, all under a corrugated sheet roof with translucent panel insert.

Refurbishment works that are in progress include a brand new roof with PV panels, repainted doors, walls and floor including any other minor adjustments to bring the unit to pristine condition. EPC rating expected to be a C once reassessed.

The minimum eaves of the building is 2.830m.

Location

Craven Way is situated approximately 1 mile north west of Newmarket town centre accessed via Exning Road and Depot Road. The area forms an established commercial location and benefits from being within approximately 1.5 miles from junction 37 of the A14.

Accommodation

The accommodation comprises the following areas:

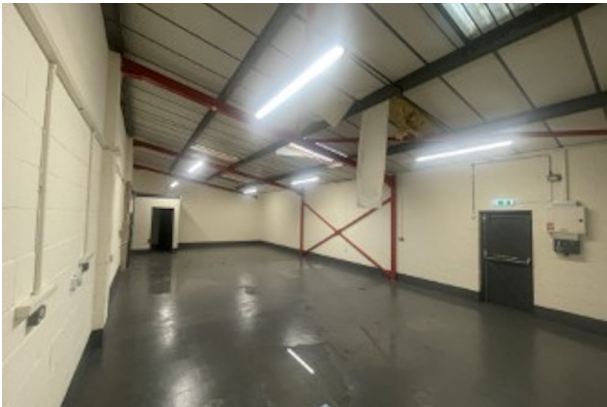
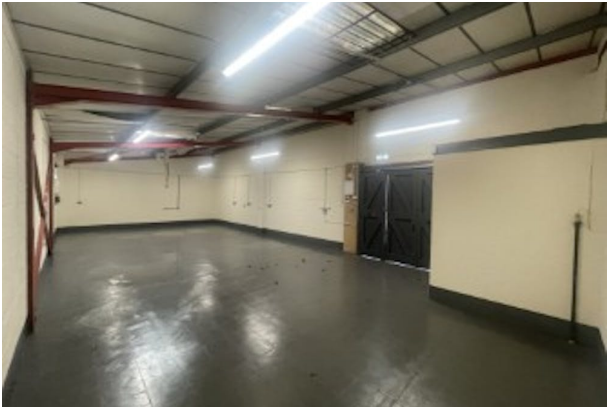
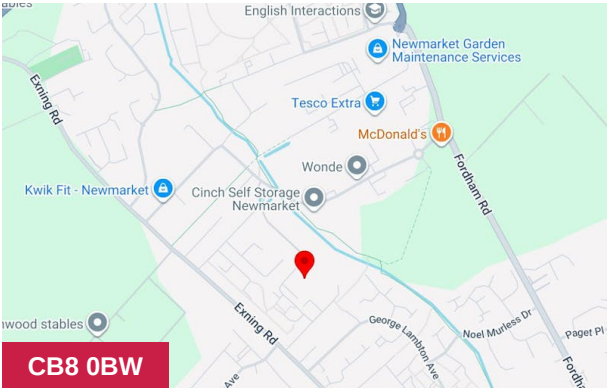
Name	sq ft	sq m	Availability
Ground - Warehouse	1,088	101.08	Available
Total	1,088	101.08	

Terms

The unit is available by way of a new lease on terms to be agreed.

Legal Costs

The tenant will be required to make a £350 +VAT contribution towards the landlords cost of the producing the lease.



Viewing & Further Information



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