

WESTFIELD HOUSE
THE LINKS, CAMBRIDGE RD, NEWMARKET


BIDWELLS



To Let – Commercial space

3269 sq ft (303.7 sq m)

Summary

- Two Story building with rooms currently used as office space
- Good access to the A11 and A14
- Available to let as a whole
- EPC E

Enquiries

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Please read Important Notice on the floor plan page.



TO LET – COMMERCIAL SPACE
WESTFIELD HOUSE, THE
LINKS, CAMBRIDGE RD,
NEWMARKET, CB8 0TG



Location

The site is located 1.5 miles west of Newmarket off the A1604. It is 13 miles east of Cambridge and is well connected to the road network with easy access to both the A11 and A14.

The site is approximately 1.5 miles from Newmarket Train Station which lies on the Ipswich-Ely line with a branch to Cambridge and onward travel to London.

what3words: ///parsnips.mixers.chips

Accommodation

The site is available to be let as a whole.

Ground Floor	sq ft
Office 1	180
Office 2	178
Store / kitchen	232
Office 3	261
Office 4	143
Office 5	295
Reception	241
Total Ground floor	1530
Basement	393
1st Floor	
Office 6	180
Office 7	155
Office 8	173
Office 9	218
Office 10	402
Office 11	218
Total 1st Floor	1346
TOTAL	3269

Description

This picturesque site comprises an impressive two-storey building, with rooms currently used as office and meeting space with storage in the basement.

The ground floor comprises a reception hallway with 6 good sized rooms. There is also a kitchenette area and W/Cs. Second floor again has 6 further rooms and W/Cs.

There is a large car park to the east of the building. Whilst at the front of the property there is grassland and a pond with a view of the golf course.

This is a unique opportunity to occupy an impressive building with flexible internal arrangements that could suit a wide range of commercial uses. Ample outdoor space, excellent views and good sized meeting rooms make for a desirable workplace.

Terms

The property is available by way of a new lease directly with the landlord on terms to be agreed.

Rates

To our knowledge, the property is not currently rated. Should this change, for the year commencing 1 April 2024, rates payable are normally charged at 51.2p in the pound.

Services

The buildings are connected to mains water and electricity, with oil fired heating.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call Bidwells Rural Agency on 01223 559352.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017 and 2019, once an offer is accepted the Tenant(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

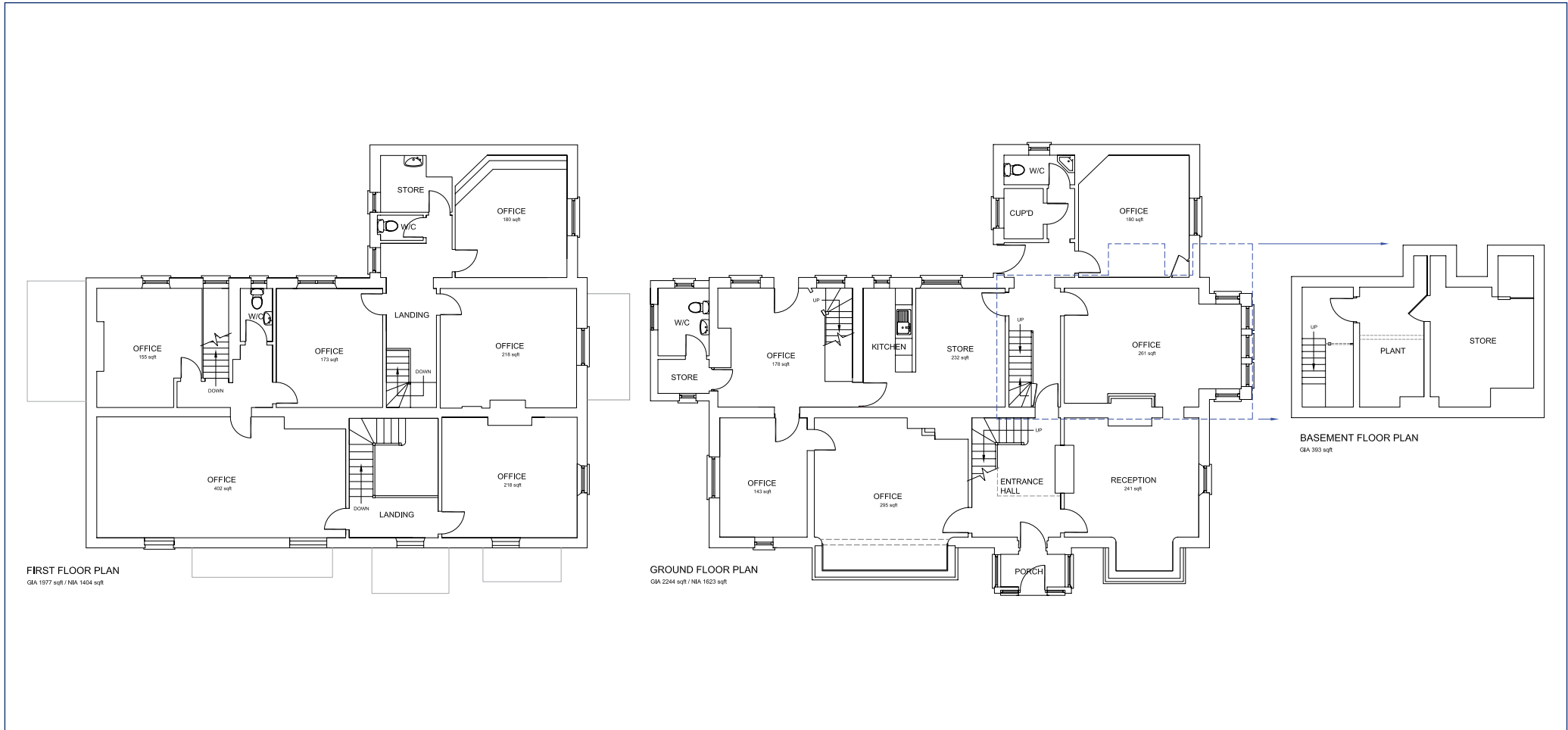
Health & Safety

Please be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in November 2023. Only those fixtures and fittings described in the details are included in the lease.





Important notice
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