



## UNIT 2, STATION ROAD, KENNETT, NEWMARKET, CB8 7QF

LIGHT INDUSTRIAL | WAREHOUSE UNIT

- Good transport links - A11 (Red Lodge Bypass) 1.3 miles; A14 (Junction 39) 1.9 miles
- Close proximity to Newmarket (5 miles), Bury St Edmunds (10 miles) and Cambridge (19 miles)
- Generous open plan accommodation and eaves heights

**TO LET £25,000 PAX | 507.53 sq m (5,463 sq ft)**

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**BROWN & CO**

Property and Business Consultants  
**brown-co.com**

## LOCATION

The unit is located in the village of Kennett which is within close proximity of Newmarket (5 miles), Bury St Edmunds (10 miles) and Cambridge (19 miles).

The unit is situated within an established industrial estate, adjacent to Kennett Train Station and approximately 1.3 miles from the A11 (Red Lodge Bypass) and 1.9 miles from the A14 (Junction 39).

## DESCRIPTION

The unit comprises open plan warehousing accommodation with electric loading access doors, and generous eaves heights.

Internally the unit comprises concrete floors to metal sheet walls, under exposed corrugated roofing.

The site benefits from a communal parking area within which parking will be allocated on a pro-rata basis. Additional spaces may be available subject to separate negotiation.

## ACCOMMODATION

The property provides the following approximate measurements:

Width: 16m  
Depth: 32m

## SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## PLANNING USE

B8 – Storage and Distribution.

Alternative uses may be suitable, interested parties should make their own enquiries of the local authority.

## SERVICE CHARGE

The ingoing Tenant will be responsible for a fair proportion of the Estate Service charge.

## VAT

We understand that VAT is applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

## EPC RATING

We understand that the property has an EPC rating of D. Please contact the agent for further details.

## BUSINESS RATES

Business rates will be the responsibility of the occupier. The unit has the following assessment: -

Property	Rateable Value	Rates Payable (2019/20)
Unit 2	£9,000	£4,419

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent: -

**Brown & Co**  
Angel Corner  
8 Angel Hill  
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IP33 1UZ

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