

OFFICE BUILDING

FOR SALE



Suffolk House, Fordham Road, Newmarket
CB8 7AA

Eddisons

SUFFOLK HOUSE

FORDHAM ROAD, NEWMARKET, CB8 7AA



Agreement

For Sale



Detail

Office



Price

£1,800,000



Size

1,652 sq m (17,782 sq ft) NIA



Location

Newmarket, CB8 7AA



Property ID

820.250620

For Viewing & All Other Enquiries Please Contact:



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Director

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JOE BERRY

Surveyor

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Property

Suffolk House comprises a 3-storey office building constructed in the late 1980's with 60 on site car parking spaces. The property is understood to be of concrete frame construction with brick cladding to the elevations and a flat roof.

Internally, the specification provides:

- Passenger lift
- Male and female WCs per floor
- Combination of open plan and cellular accommodation with suspended ceilings throughout and a range of lighting

The total site area is approximately 0.287 ha (0.708 acres).

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	544.41	5,860
First Floor	552.77	5,950
Second Floor	554.82	5,972
Total NIA	1652	17,782

Total GIA 1,896 sq m (20,404 sq ft).

Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for Offices under Use Class (E) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

The property could be suitable for alternative uses, subject to the necessary planning consents.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Tenure

Freehold with vacant possession.

Energy Performance Certificate

Rating: C (52)

Price

£1,800,000 subject to contract and exclusive of VAT.

VAT

The property is elected for VAT and as such VAT will be payable on the purchase price.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

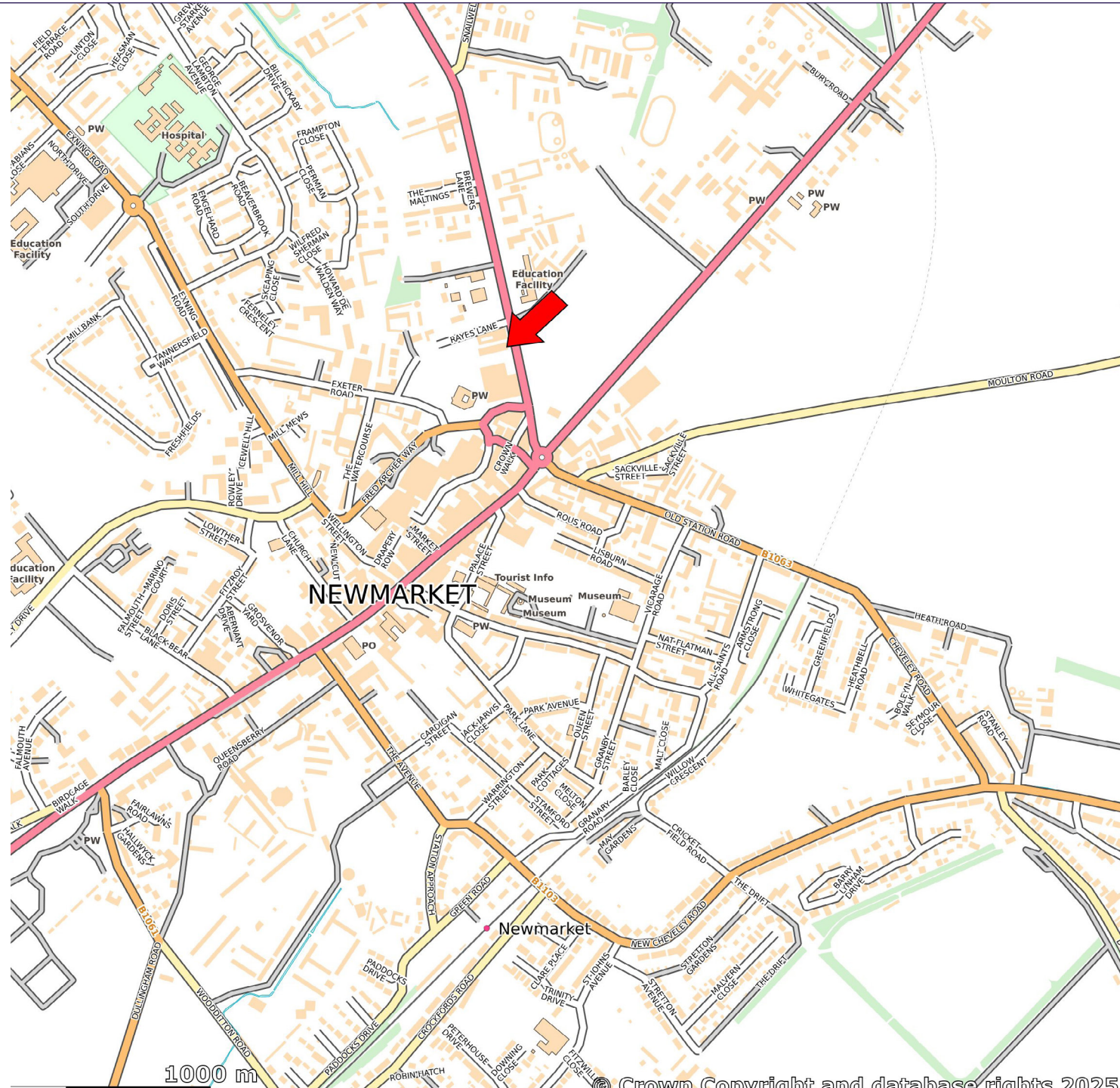
Viewing

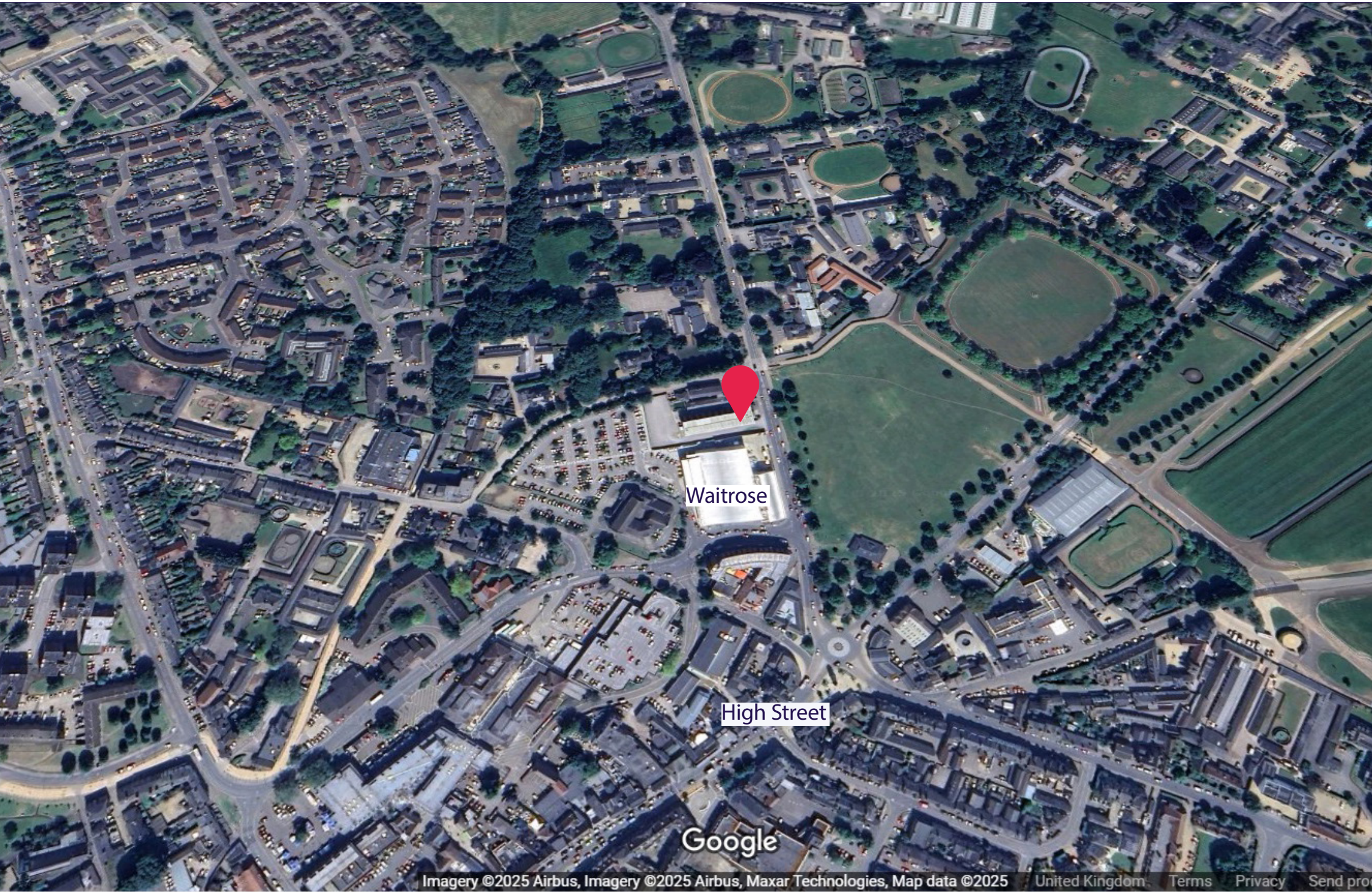
Strictly by appointment only.

Location

Newmarket enjoys an international reputation as the headquarters of British Horse Racing and Breeding. In recent years, Newmarket has experienced strong growth and expansion, providing an attractive alternative to Cambridge as a business location. Excellent communications to Cambridge, Stansted Airport, M25, East Coast Ports and London via the recently improved A11, A14 and M11 make it an ideal regional location. Good public transport links are available via regular train (Cambridge - Ipswich) and bus services to Ely, Bury St. Edmunds and Newmarket town centre

Suffolk House is situated to the north east of the town centre on Fordham Road which is one of the principal access roads from the A14 to the town centre. The property is adjacent to Waitrose just a short distance from the town centre.





Waitrose

High Street

Google



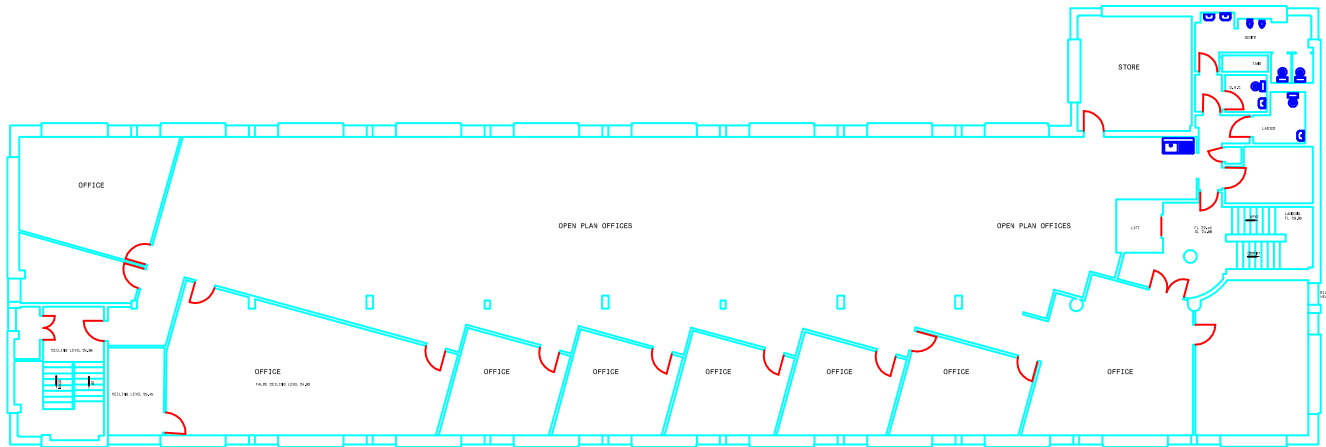
Waitrose

0 50 m 100 m









FIRST FLOOR PLAN 1/50

Drawn by: RJG Surveyed by: JFJ/BJG Checked by:

A/E: Richard Price C/S: Christopher Bulling J/S: Paul Todd
 C/B: Clive Beardon T/B: Tim Bulling P/A: Paul & Steve
 C/L: Christopher Price T/A: Christopher Price
 C/D: Clive Beardon P/B: Paul & Steve

LEGEND	
AV	Air Valve
BD	Ball Valve
BE	Beams
BR	Brickwork
BS	Brick
CB	Concrete Beam
CC	Concrete Column
CD	Concrete Slab
CE	Concrete Ceiling
CF	Concrete Floor
CG	Concrete Girder
CH	Concrete Hatch
CI	Concrete Infill
CJ	Concrete Jamb
CK	Concrete Kerb
CL	Concrete Lintel
CM	Concrete Mass
CN	Concrete Niche
CO	Concrete Opening
CP	Concrete Panel
CQ	Concrete Partition
CR	Concrete Railing
CS	Concrete Sill
CT	Concrete Terrace
CU	Concrete Underpin
CV	Concrete Vase
CW	Concrete Wall
CX	Concrete Window
CY	Concrete Yoke
CZ	Concrete Zone
DA	Damp Proofing
DB	Damp Proofing Detail
DC	Damp Proofing Detail
DD	Damp Proofing Detail
DE	Damp Proofing Detail
DF	Damp Proofing Detail
DG	Damp Proofing Detail
DH	Damp Proofing Detail
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DK	Damp Proofing Detail
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DU	Damp Proofing Detail
DV	Damp Proofing Detail
DW	Damp Proofing Detail
DX	Damp Proofing Detail
DY	Damp Proofing Detail
DZ	Damp Proofing Detail
EA	External Access
EB	External Access
EC	External Access
ED	External Access
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LP	External Access
LQ	External Access
LR	External Access
LS	External Access
LT	External Access
LU	External Access
LV	External Access
LW	External Access
LX	External Access
LY	External Access
LZ	External Access

Date: 30th April 2007
Scale: 1:100
Drawing Number: ALS5823/100/01
First Floor Plan
Client: Ross Fryer Architects
Project: Suffolk House
 Newmarket
 Suffolk

Surveyed by:

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