

To Let



5 Craven Way Newmarket, CB8 0BW

Light Industrial Unit To Let

2,925 sq ft (271.74 sq m)

- To be refurbished
- Established Industrial Location
- Providing a Gross Internal Area of 2,925 Sq Ft
- Available from September 2025
- Forecourt Car Parking and rear secure yard.

5 Craven Way, Newmarket, CB8 0BW

Summary

Available Size	2,925 sq ft		
Rent	£26,500 per annum		
Rates Payable	£10,853.25 per annum based on 2023 Valuation		
Rateable Value	£21,750		
Service Charge	£795 per annum		
VAT	Not applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	E (112)		

Description

Unit 5 Craven Way is an end of terrace light industrial/warehouse unit of concrete portal frame construction beneath a pitched roof with integrated roof lights.

The unit provides open plan workshop area with raised level WC block to the front of the unit. There is a rear service area and small secured yard compound (720 Sq Ft). Internally the property is currently undergoing a full refurbishment. The property has an internal eaves of 3.8m to the lowest point.

Forecourt car parking is provided to the front of the unit as well as a number of communal spaces on the site.

Location

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

Accommodation

The accommodation comprises the following areas:

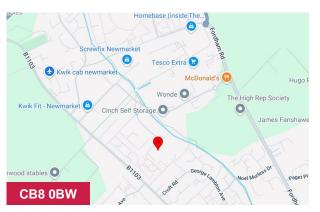
Name	sq ft	sq m	Availability
Ground	2,925	271.74	Available
Total	2,925	271.74	

Terms

The unit is available on a new full repairing lease on terms to be agreed.

Estate Charge

An Estate Charge is levied for upkeep of the common areas of the estate. The Estate Charge is based on 3% +VAT of the annual rent as a minimum contribution.







Viewing & Further Information



Francis Britton 01284 702626 francis@hazells.co.uk

Hazells is a trading name of Hazells & Co (BSE) Ltd. Registered in England No. 6279351 NOTE: Hazells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item: (iii) no person in the employment of Hazells has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 19/05/2025