

# WAREHOUSE UNIT



Unit 11, Station Road, Kennett, Newmarket

Proposed New Warehouse Unit  
Suitable for Storage and Distribution

Approx. 28,917 sq ft (2,686 sq m) GIA

# To Let

Winner



2008

01223 841841  
bidwells.co.uk

**BIDWELLS**

# Unit 11 Station Road, Kennett, Newmarket

## Location

The site is ideally situated on Station Road, Kennett, with good access to the A11 and A14, approximately 4 miles north of Newmarket and 10 miles west of Bury St Edmunds.

## Description

Planning permission has been granted for proposed warehouse accommodation of steel portal frame construction, to include concrete floors, roller shutter doors, and approximately 4% office content. There will be car parking for approximately 45 cars adjacent to the warehouse unit.

## Accommodation

The proposed accommodation will consist of approximately:

Warehouse: 27,766 sq ft (2580 sq m) GIA  
Office: 1,150 sq ft (107 sq m) GIA

For businesses seeking a specific storage requirement, the internal layout of the unit can be adjusted to suit.

## Planning

The premises benefit from a B8 (storage and distribution) use, planning permission reference 08/00102/FUM.

Interested parties should make their own enquires of East Cambridgeshire District Council Planning Department (01353 665555).

## Terms

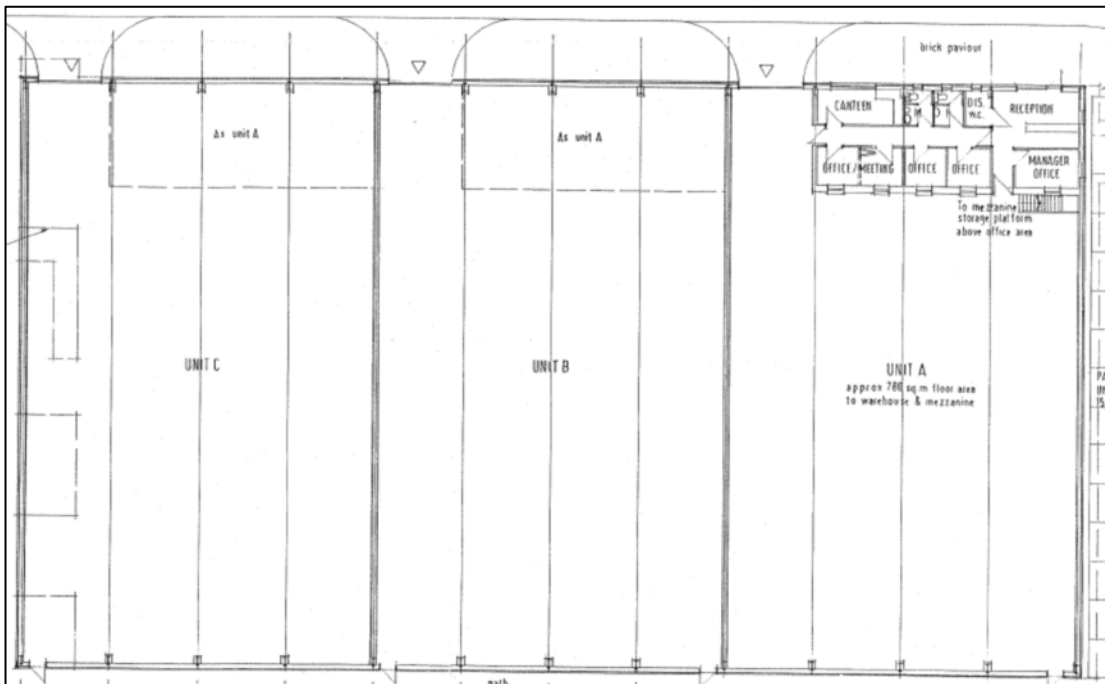
The unit is available by way of a pre-let on terms to be agreed.

## Legal Costs

Each party is to be responsible for their own legal costs.







Note: This plan is published for the convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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## Viewing and Further Information

Strictly by appointment with the agents Bidwells on 01223 841841

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