



# 1 Black Bear Court, High Street

Newmarket, CB8 9AF



A ground floor self contained office to rent with a large window overlooking the High street.

The office is approximately 42 sq m and is in good decorative order and consist of a main office area, kitchen, cloakroom and 2 off road parking spaces.

New lease available at a rent of £8500 plus Vat

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**Viewings by appointment**

**Rent: £8,500 Plus VAT  
per annum**

Newmarket is renowned as the British Headquarters of horse racing, offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

The property is a ground floor premises within a modern mixed use building, with glazed frontage, side entrance door and rear door leading to a car park.

The property has a carpeted office area, suspended ceilings, fluorescent lighting, a small kitchen, rear lobby and wc. There is electric heating.

There are 2 parking spaces. The property is in good decorative condition.

#### LEASE

The unit can be used as offices, financial services etc. A new lease will be granted. Vat is payable on the rent.

The office measures as follows –

Ground floor 42 sq m (452.3 sq ft)

The rateable value is £4,500.

The rateable value is £????

EPC TBC

#### Rear Hall

With door from the car park

#### Cloakroom

**Kitchen** 2.19m (7'2") x 1.14m (3'9")

**Office** 7.43m (24'5") x 4.79m (15'9")

Large window overlooking Newmarket High street and window to the rear, two electric storage heaters, glazed door to the side leading to the High street, range of wall shelving and built in storage.



## Ground Floor



2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested