



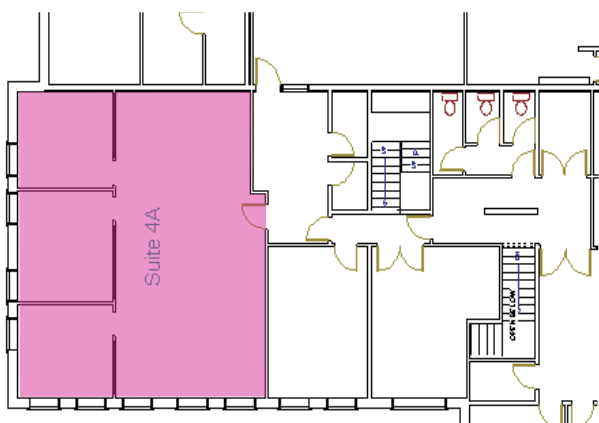
Lanwades Business Park Newmarket CB8 7PN

Suite 4A is available on licence for £795 per month or on lease

Set on the 1st floor of Rosemary House, a substantial building of three floors, comprising thoughtfully designed business suites.

Recently fitted and decorated, with quality carpeting, concealed cable ducting, hardwood panel doors and aluminium framed double glazing, comfortable offices look over peaceful parkland.

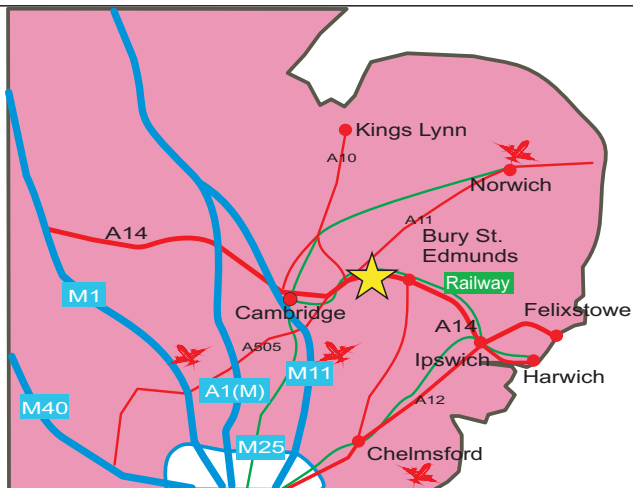
The landlord actively maintains common areas, parking, shared WC's, non-trade refuse disposal, external decoration, building insurance, the park gardens and caretaker facilities. For added security and for your convenience, our manager lives on-site.



Lanwades Business Park is located at the centre of East Anglia, conveniently close to the junction of the A11 and A14 trunk routes just north east of Newmarket. Cambridge & Bury St Edmunds are each within 15 driving minutes, or by train from Kennett Station (1/4 mile level walk). Various bus services stop beside the Park.

Our occupiers are well served by the adjacent Post Office Stores, by nearby restaurants and by public houses. Visiting traders have established regular calling times to serve the Park's businesses.

We offer keenly priced single and large offices, laboratories and workshops to rent. Established in parkland with fine mature trees and open spaces plus ample parking, carefully maintained by us.



These particulars serve only as an introductory guide to Lanwades Business Park and the property and do not constitute a contract or offer by the owner or by its agents. Prospective occupiers must satisfy themselves as to any matter concerning the premises, by inspection, independent advice or otherwise.