

# OFFICE - TO LET

FORDHAM HOUSE  
FORDHAM HOUSE ESTATE  
NEWMARKET ROAD  
FORDHAM  
ELY  
CAMBS  
CB7 5LL

**From 198 - 1,246 sq ft  
(18 - 116 sq m)**

- Office space available on highly flexible terms
- Perfect for start-up and small businesses
- Rent inclusive of utilities and service charge
- Idyllic setting 5 miles from Newmarket
- Generous car parking on site
- No business rates payable for qualifying occupiers



## LOCATION

The Fordham House Estate benefits from a strategic position offering easy access to Newmarket approximately 5 miles to the south and Cambridge approximately 15 miles to the west.

The property is located on a stunning 7-acre estate, with several other self-contained office buildings housed within landscaped grounds.

## DESCRIPTION

The property sits at the forefront of the estate offering office accommodation contained in an attractive period property.

The office suites provide modern accommodation benefitting from carpeted flooring, perimeter trunking, suspended ceilings, raised flooring, shared kitchen and toilet facilities.

There are generous levels of parking available on site with the grounds available for tenant enjoyment.

## AVAILABILITY SCHEDULE

| Suite | Size      | Rent pa |
|-------|-----------|---------|
| 4     | 200 sq ft | 18 sq m |
| 5     | 292 sq ft | 27 sq m |
| 9     | 125 sq ft | 12 sq m |
| 10    | 512 sq ft | 45 sq m |

## TERMS

The suites are available on highly flexible License agreements. Rents are inclusive of utilities and service charge but exclusive VAT.

## EPC

E:112

## PLANNING

The suites have permitted use within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## VAT

We understand VAT is payable on the rent.

## ANTI-MONEY LAUNDERING

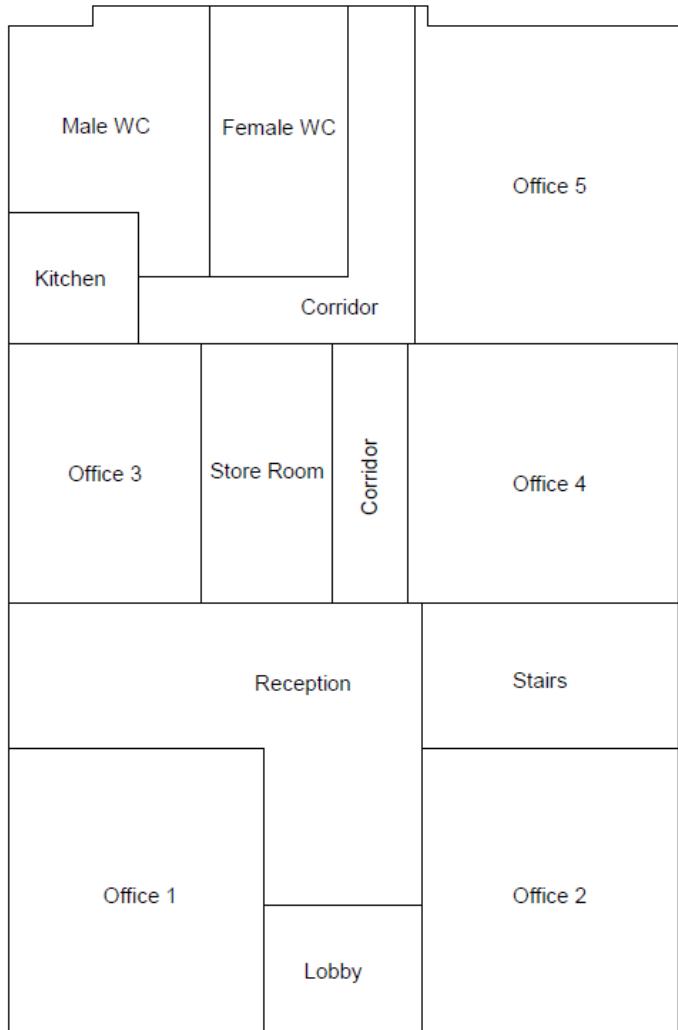
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## VIEWING

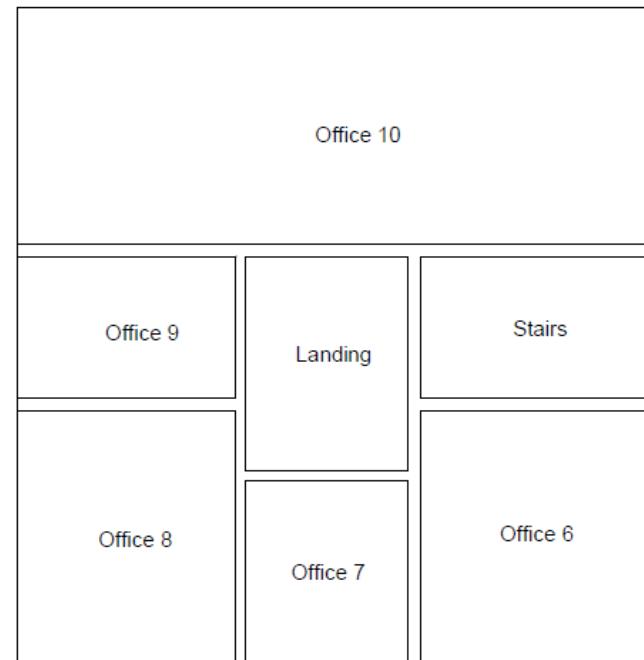
Strictly by appointment with agents



## FLOOR PLAN – FOR GUIDANCE ONLY



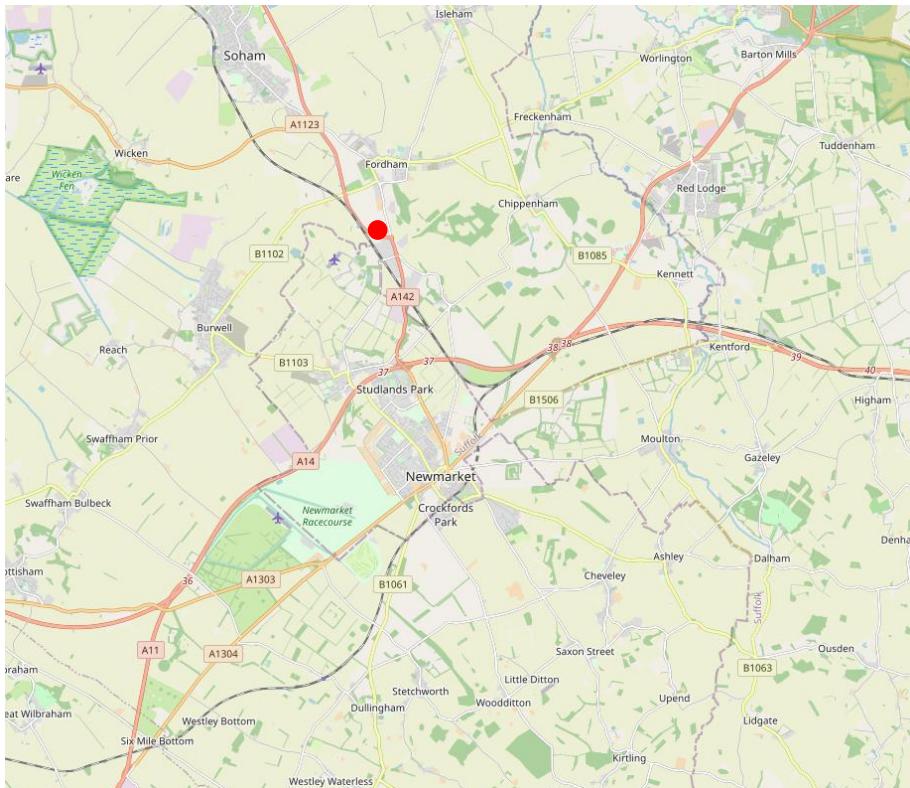
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



**Carter Jonas**



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. September 2024

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