

# OFFICE - TO LET



Suite 3, Unit 2 Fordham House Estate, Newmarket Road, Ely, CB7 5LL

694 sq ft  
64.5 sq m

**Carter Jonas**

## Key Highlights

- Modern office suite
- Idyllic setting within landscaped grounds
- Good access to A14
- Available immediately



## Location

The Fordham House Estate benefits from an excellent strategic position offering easy access to Newmarket (approximately 5 miles) and the A14 (approximately 10 miles).

The Unit is located on a stunning 7-acre estate, with several other self-contained office buildings housed within landscaped grounds. The location offers views over the surrounding countryside and extensive car parking.

## Description

The unit comprises an attractive barn style building offering office accommodation across the ground and first floors. Each suite benefits from raised flooring, suspended ceilings, double glazed timber framed windows, carpeting throughout and LED and fluorescent strip lighting. The property offers communal kitchenette and WC facilities, with lift access to the first floor.

The premises also benefits from generous car parking provisions.

## EPC

D:59 - Copy of certificate available upon request.

## Accommodation

Area	Sq M	Sq Ft
Suite 3 - 1 <sup>st</sup> Floor	64.5	694

**\*Areas provided on an NIA basis**

## Tenure

The leasehold interest of the property is available by way of a new lease with terms to be agreed

## Rent

Area	Rent pax.
Suite 3 - 1 <sup>st</sup> Floor	£13,500

## VAT

We understand VAT to be payable on all sums due.

## Service Charge

Information available on request.

## Business Rates

Information available on request.

## Anti Money Laundering

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

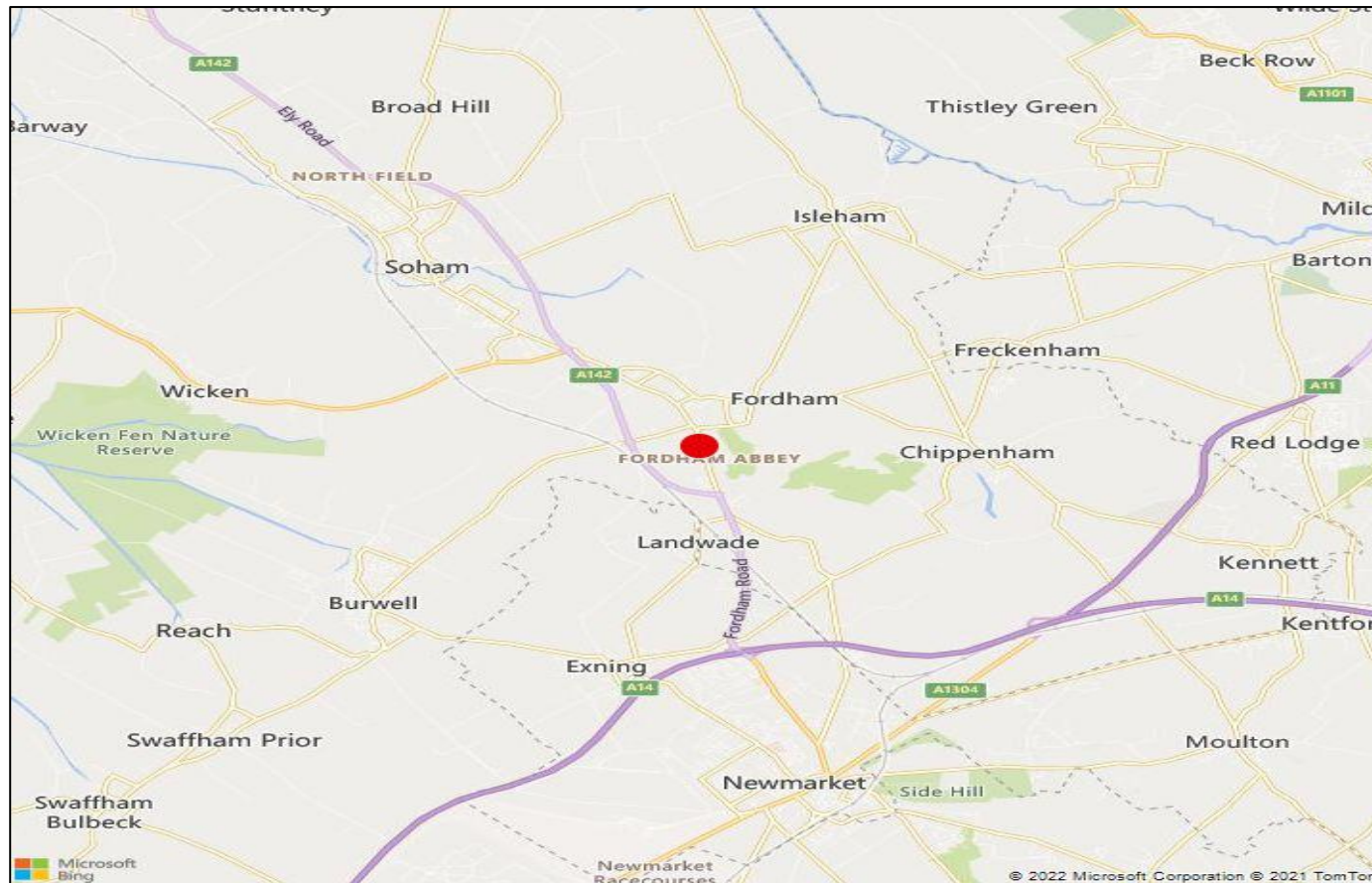
## Legal Costs

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

## Viewing

Strictly by appointment with Carter Jonas.

## Location Map



### 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. February 2026.

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