A brand new development of Business and Warehouse Units

Business Units from 1,485 to 22,605 sq ft
(138 to 2,100 sq m)

For Sale or To Let

Kings Court
Kings Warren Business Park
NEWMARKET
SatNav: IP28 8SL
Warehouse

KC1 offers a unique opportunity to acquire a new detached light industrial building with a generous external area and parking provisions.

This cutting edge building is set in an attractive landscaped environment, suitable for accommodating a wide range of modern business needs and offers the opportunity to invest for the long term in a truly sustainable product.

WAREHOUSE Gross Internal Areas

<table>
<thead>
<tr>
<th>GIA sq m</th>
<th>GIA sq ft</th>
<th>Car Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>KC1</td>
<td>1,920.0</td>
<td>20,667</td>
</tr>
<tr>
<td>1st Floor Office</td>
<td>180</td>
<td>1,938</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,100</td>
<td>22,605</td>
</tr>
</tbody>
</table>

Location

Kings Warren is strategically located in the heart of East Anglia, with access to the A11/A14, Newmarket, Cambridge and Bury St Edmunds. Kings Warren is a 750,000 sq ft business park comprising offices, industrial and warehouse/distribution units.

The Site

This new and exciting development consists of 35 acres of business space in a highly visible location along the A11. Wrenbridge are able to provide offices, industrial and warehouse accommodation on a freehold or leasehold basis. Wrenbridge are able to offer a fast track approach to bespoke building solutions of all sizes to include co-ordinating the planning process, development management, project management and fitting out. The site is fully serviced.
Light Industrial Unit - B1(C)
- Single storey portal frame – 6.0 m to underside of haunch
- External walls in colour-coated insulated flat (micro-ribbed) panels
- Two electrically operated roller shutter loading doors
- Power-floating concrete floor
- 50.0 kN/sq m (1,000 lb per sq ft) floor loading
- 3 phase electrical supply

First Floor Offices
- Open plan office area at first floor
- Suspended ceiling and LG7 recessed fluorescent lighting
- Floor loading 2.5 kN/sq m + 1 kN/sq m
- Low maintenance aluminium double-glazed opening windows
- Toilet facilities including provision for disabled
- Provision of gas and water supplies for kitchenette facilities
- Provision for future lift
Business

This courtyard development offers an ideal environment for local business occupiers to flourish and expand. Each unit offers flexible unencumbered space capable of accommodating a wide range of fit-out options.

These units are to be constructed to a high standard utilising modern environmentally efficient materials truly befitting a modern business park.

Kings Warren, Red Lodge, with kind permission from Crest Nicholson.
Small Business Units - B1(C)

- Single storey portal frame – 6.0 m to underside of haunch
- External walls in colour-coated insulated flat (micro-ribbed) panels
- One electrically operated roller shutter loading door per unit
- Power floated concrete floor
- 50.0 kN/sq m (1,000 lb per sq ft) floor loading
- 3 phase electrical supply

**BUSINESS Gross Internal Areas**

<table>
<thead>
<tr>
<th>Unit</th>
<th>GIA sq m</th>
<th>GIA sq ft</th>
<th>Car Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>KC2</td>
<td>224</td>
<td>2,411</td>
<td>8</td>
</tr>
<tr>
<td>KC3</td>
<td>183</td>
<td>1,970</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KC4</td>
<td>178</td>
<td>1,916</td>
<td>6</td>
</tr>
<tr>
<td>KC5</td>
<td>178</td>
<td>1,916</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KC6</td>
<td>167</td>
<td>1,798</td>
<td>6</td>
</tr>
<tr>
<td>KC7</td>
<td>166</td>
<td>1,787</td>
<td>6</td>
</tr>
<tr>
<td>KC8</td>
<td>152</td>
<td>1,638</td>
<td>5</td>
</tr>
<tr>
<td>KC9</td>
<td>138</td>
<td>1,485</td>
<td>5</td>
</tr>
<tr>
<td>KC10</td>
<td>138</td>
<td>1,485</td>
<td>5</td>
</tr>
<tr>
<td>KC11</td>
<td>152</td>
<td>1,636</td>
<td>5</td>
</tr>
<tr>
<td>KC12</td>
<td>166</td>
<td>1,787</td>
<td>6</td>
</tr>
<tr>
<td>KC13</td>
<td>167</td>
<td>1,798</td>
<td>6</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,009</strong></td>
<td><strong>21,625</strong></td>
<td><strong>70</strong></td>
</tr>
</tbody>
</table>

**Communications**

From Kings Warren, the A11 offers good access to the M11, central London, the Midlands, Stansted Airport and the East Coast ports. Nearby Kennett station provides direct rail links to Newmarket and Bury St Edmunds in under 15 minutes and Cambridge in 35 minutes for onward connections to London’s King’s Cross and Liverpool Street.

**SatNav Reference:** IP28 8SL

- Bury St Edmunds 12 miles
- Cambridge City Centre 18 miles
- Ipswich 42 miles
- Newmarket 7 miles
- Mildenhall 5 miles
- Norwich 43 miles
- Thetford 14 miles
- Felixstowe 54 miles
- Kennett Station 3 miles
- Stansted Airport 40 miles
- A1 30 miles
- A14 2 miles
- London North Circular (A406) 60 miles
- M11 (junction 9) 22 miles

Source: theAA.com
A brand new development of Business and Warehouse Units

Misrepresentation Act 1967: Savills, Redmayne Arnold & Harris and Wrenbridge for themselves and for the vendor(s) or lessor(s) and developer(s) of this property whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) and developer(s) do not make or give and neither Messrs Savills, Redmayne Arnold & Harris nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Feb 2008

Contact: Nick Harris
01223 323130
nharris@rah.co.uk

rsader@savills.com
pridoutt@savills.com
abradlng@savills.com

rsadler@savills.com