

**Lot 24, Lyndon House, Kings Court, Willie Snaith Road, Newmarket,
Suffolk CB8 7SG**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Office Investment

- Modern Air Conditioned office building with Car Parking
- Approximately 1,278.50 sq m (13,759 sq ft)
- Well appointed office suites with recent refurbishment programme undertaken
- 30 demised car parking spaces with additional parking nearby
- Well-located office park to the north of Newmarket town centre
- Within 1 mile from Junction 37 of the A14

Lot
24

Auction
12th February 2026

Rent
£121,948 per Annum Exclusive
(4) Plus 5 Newly Refurbished Office Suites to Let

Sector
Office

Status
Available

Auction Venue
Live Streamed Auction

Location

Miles

Approximately 1 mile north of Newmarket town centre, 15 miles northeast of Cambridge

Roads

A14, A11, A1304

Rail

Newmarket Railway Station

Air

Cambridge City Airport, London Stansted Airport

Situation

Newmarket is an affluent, attractive and historic Suffolk market town which is internationally renowned for its connections with the horse racing industry.

The property is situated within Kings Court business park, an established office park located off Willie Snaith Road, within a wider commercial and industrial location, approximately 1 mile north of Newmarket town centre. The estate is a well-established business location accommodating a range of office and professional occupiers.

Tenure

Freehold.

EPC

See Schedule.

Description

The property comprises a modern air conditioned office building with three floors of accommodation, extending to approximately 13,000 sq ft. The offices benefit from regular floor plates arranged around a central core incorporating lift access, stairwells and ancillary facilities - making it easy to sublet individual wings.

The office accommodation has undergone a recent refurbishment programme. The accommodation provides a mix of suite sizes, most of which are let, and four new small suites available for immediate occupation under Use Class E.

The property benefits from 30 demised car parking spaces.

Note

To view a 360 degree walkthrough tour of the property please click below (please note that not all units shown are currently vacant): -
<https://my.matterport.com/show/?m=uJ5yvNTKug9> -
<https://my.matterport.com/show/?m=hjDqiTPDtVa>

DISCLAIMER
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Tenancy & Accommodation

Floor	Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	EPC
Ground	Suites 1-4	Office/Ancillary	227.70	(2,451)	GARTHWAITE DIGITAL LTD (CRN: 09232514) & DISPLAY CHAMP LTD (CRN: 15439146)	5 years from 24/03/2025	£10,000	24/03/2028 (23/03/2030) (1)	B
Ground	Suite 5	Office/Ancillary	41.53	(447)	VACANT POSSESSION	N/A	N/A	N/A	C
Ground	Suite 6	Retail/Ancillary	47.19	(508)	L & R PHARMA LTD (CRN: 12233016) Trading as Pharmacy2go	5 years from 07/02/2022	£8,000	N/A (06/02/2027)	D
Ground	Suite 7	Office/Ancillary	48.31	(520)	ALEXANDER GREENS PROPERTY SERVICES LTD (CRN: 07091266)	3 years from 18/07/2023	£10,700	N/A (17/07/2026)	D
Ground	Suite 8	Office/Ancillary	40.41	(435)	I A P A (CRN: 05166917)	5 years from 10/10/2025 (2)	£8,500	N/A (09/10/2030)	D
First	Suite 9	Office/Ancillary	84.61	(910)	VACANT POSSESSION (Newly Refurbished)	N/A	N/A	N/A	B
First	Suite 10	Office/Ancillary	84.61	(910)	VACANT POSSESSION (Newly Refurbished)	N/A	N/A	N/A	B
First	Suite 11	Office/Ancillary	84.61	(910)	VACANT POSSESSION (Newly Refurbished)	N/A	N/A	N/A	B
First	Suite 12	Office/Ancillary	84.61	(910)	VACANT POSSESSION (Newly Refurbished)	N/A	N/A	N/A	B
First (North)	Suite 14	Office/Ancillary	114.92	(1,237)	A.L.N CARPENTRY & JOINERY LTD (CRN: 07991266) Trading as ALN Carpentry	5 years from 10/09/2021	£20,410	N/A (09/09/2026)	B
First (South)	Suite 15	Office/Ancillary	112.96	(1,216)	LOVELL PARTNERSHIPS LTD (CRN: 02387333)	10 years from 25/10/2024 (3)	£20,064	N/A (24/10/2034)	B
Second (North)	Suite 16	Office/Ancillary	81.10	(873)	BIFOLD CANOPIES AND BLINDS LTD (CRN: 11783402)	3 years from 01/10/2023	£12,625	N/A (30/09/2026)	C
Second (South)	Suite 17	Clinic/Ancillary	109.81	(1,182)	CAMBRIDGE ULTRASOUND SCAN LTD (CRN: 13182345) Trading as Window to the Womb	5 years from 25/05/2022	£16,649	N/A (24/05/2027)	C

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Floor	Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	EPC
Second	Suite 18	Office/Ancillary	116.13	(1,250)	NEWMED HEALTHCARE LIMITED (CRN: 08966527)	10 years from January 2026 (4)	£15,000	(January 2036)	-
Total Approximate Commercial Area			1,278.50	(13,759)			£121,948		

(1) As to Suites 1-4, the current rent reserved is £10,000 per annum exclusive, the lease permits for a fixed rental income to £12,000 per annum exclusive on 24/03/2026. The lease provides a fixed rental increase to £12,000 per annum exclusive on 24/03/2027.

(2)The lease provides a Tenant option to determine on 10/10/2028.

(3)The lease provides a Tenant option to determine on 24/10/2029.

(4) As to Suite 18, the lease to NEWMED HEALTHCARE LTD has been agreed for a term of 10 years at a rent reserved of £15,000 per annum exclusive in the 1st year, and £16,500 per annum exclusive in the 2nd year and £18,000 per annum exclusive in the 3rd year. Additionally, an upward only open market rent Review and Tenant option to determine the Lease at the end of the 5th year of the term. The lease has been agreed but not yet documented.

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