



Argos

OneBeyond



Clarks



COSTA

cardfactory



The Guineas

SHOPPING CENTRE

NEWMARKET, CB8 8EQ

112,608 SQ FT SHOPPING CENTRE





AVAILABLE UNITS

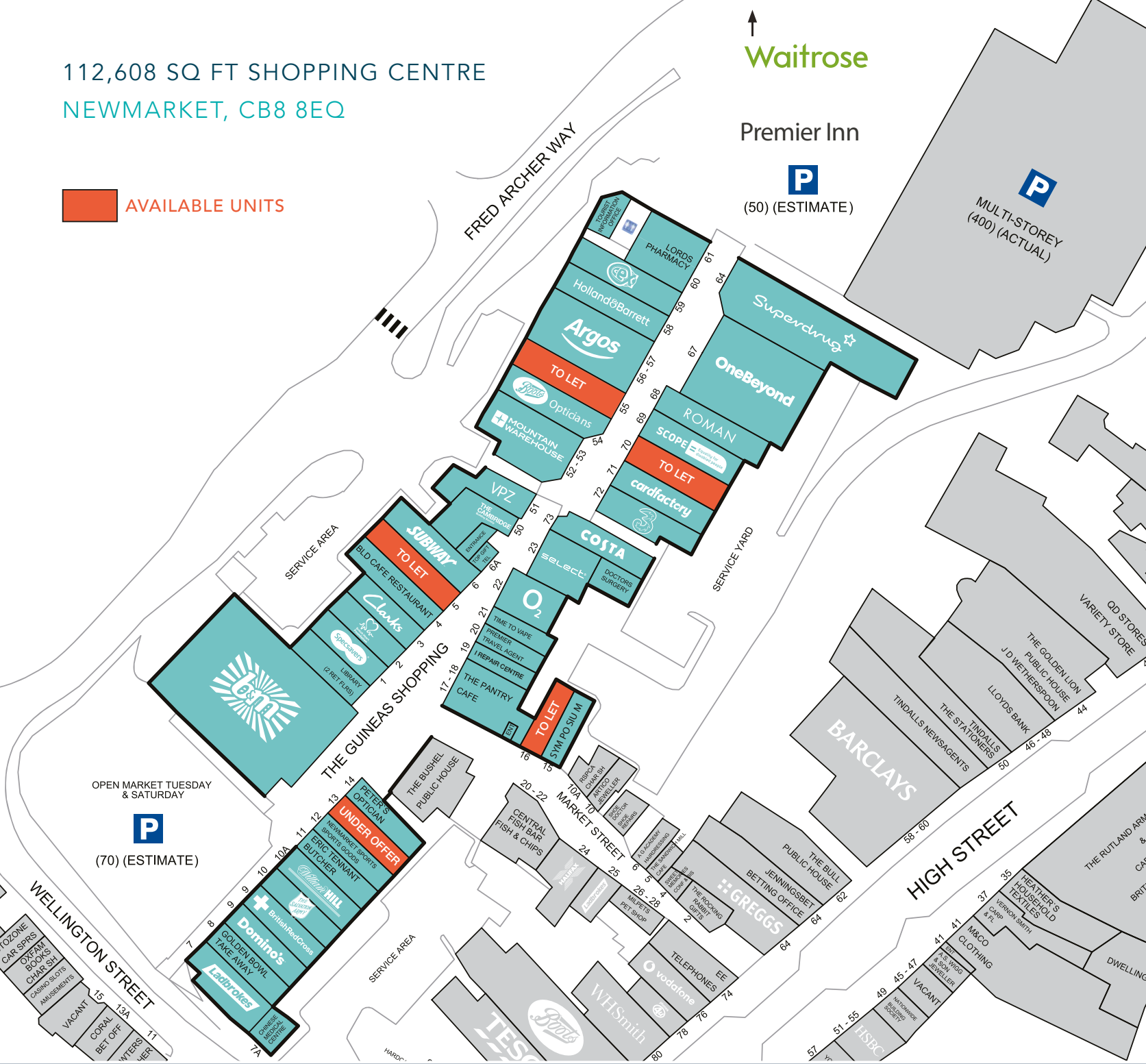
	GROUND FLOOR SALES	FIRST FLOOR ANCILLARY	RENT (pax)	SERVICE CHARGE (pax)	RATEABLE VALUE	EPC
Unit 5	1,030 sq ft (95.7 sq m)	-	£32,500	£5,480	£25,000	E (113)
Unit 13	797 sq ft (74 sq m)	-	Under Offer	£4,712	£11,750	C (75)
Unit 16	431 sq ft (40 sq m)	-	£15,000	£3,131	£14,500	E (102)
Unit 55	1,430 sq ft (132.9 sq m)	822 sq ft (76.4 sq m)	£30,000	£11,420	£30,000	E (108)
Unit 70	1,188 sq ft (110.4 sq m)	665 sq ft (61.8 sq m)	£27,500	£9,599	£28,500	E (111)

The Guineas is situated in the heart of this historic market town

- The Guineas Shopping Centre comprises of **46 units and a medical centre. Adjacent car parking allows for 458 spaces**
- **Located 13 miles east of Cambridge**, the town benefits from investments in housing, leisure facilities, technology companies, and employment opportunities
- **40,000 sq ft Waitrose** and town centre **Premier Inn**
- Newmarket's leisure offer includes restaurants such as **Wildwood, The Pantry and Prezzo**
- Newmarket is **headquarters of British horseracing** and is home to Tattersalls, National Horse Racing Museum and the National Stud

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AVAILABLE UNITS



↑
 Waitrose

Premier Inn

(50) (ESTIMATE)

MULTI-STOREY
 (400) (ACTUAL)



OPEN MARKET TUESDAY
 & SATURDAY

(70) (ESTIMATE)



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TheGuineas

SHOPPING CENTRE



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ESTAMA

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