

# Nucleus

- › 10 new industrial/warehouse/ research and development units
- › 3,595 - 10,612 sq ft (units 6 & 7 combined)
- › Freehold/leasehold

For sale/  
To let



A development by:  
**Chancerygate**

Planning submitted

# Nucleus

## Location

Located on Exning Road approx. 1.5 miles from the A14 (J37) and 0.5 miles from Newmarket town centre.

Prominent roadside frontage.

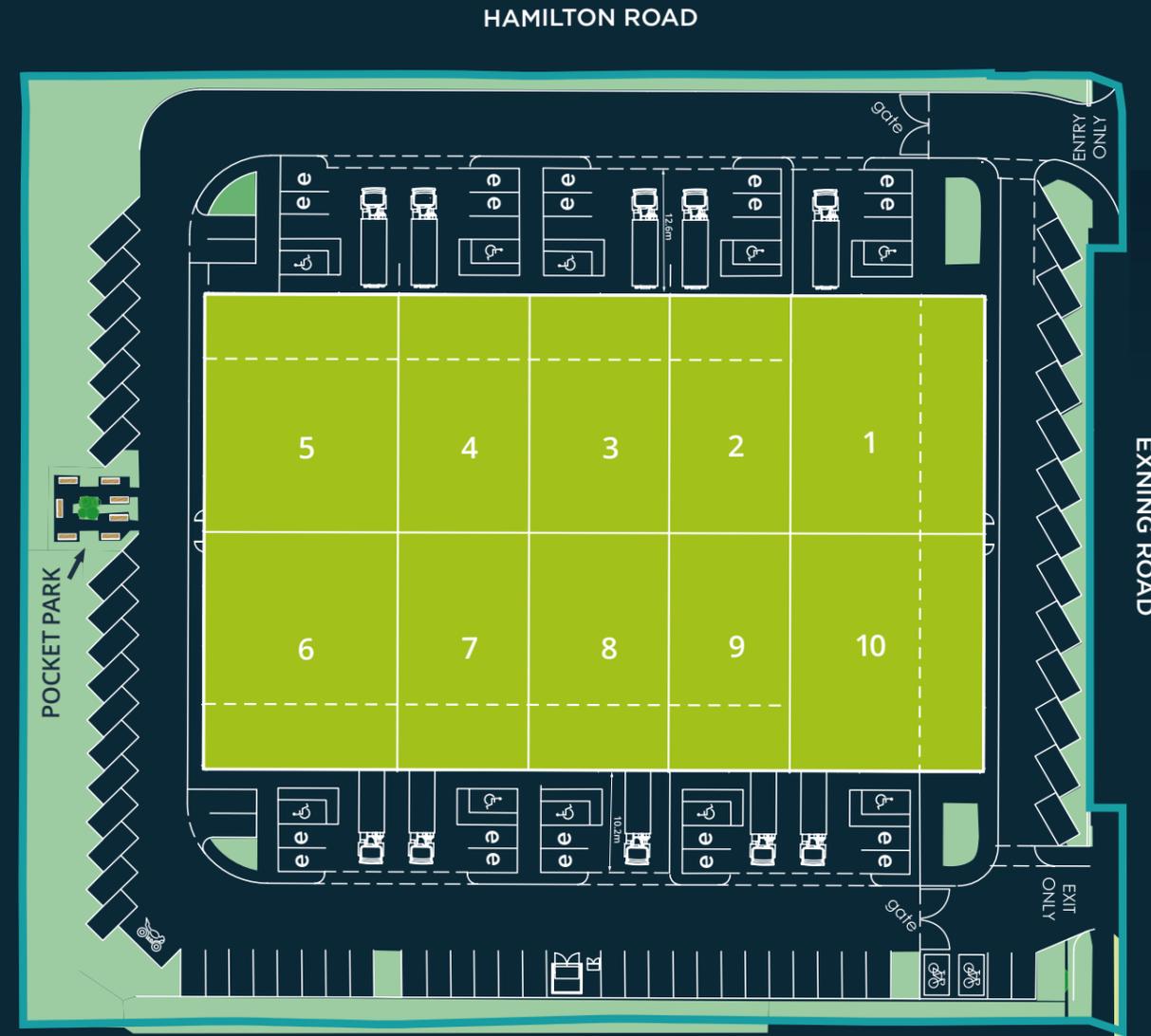
Established employment location.

Strategic location in the centre of East Anglia at the intersection of the A14 and A11 with road connections to Cambridge (and M11), Norwich, Ipswich and East coast ports.

## Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	4,983	1,689	6,673
2	2,820	775	3,595
3	3,595	990	4,585
4	3,078	850	3,928
5	5,242	1,442	6,684
6	5,242	1,442	6,684
7	3,078	850	3,928
8	3,595	990	4,585
9	2,820	775	3,595
10	4,983	1,689	6,673



## Planning Use

A planning application has been submitted for the development to include Research and Development, light industrial, general industrial and storage and distribution uses

## Terms

Available on a freehold or leasehold basis.



# Industrial/Warehouse/ Research and Development Units 1-10

3,595 up to 10,612 sq ft (units 6 & 7 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 8.4m clear internal height	 First floor for storage or fitting out as office space	 37.5kN sq m floor loading
 Electric car charging points	 Ability to combine units	 Bicycle storage
 12 year collateral warranty available	 Up to 12.6m yard depths	 Full height electric loading doors



# Nucleus



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



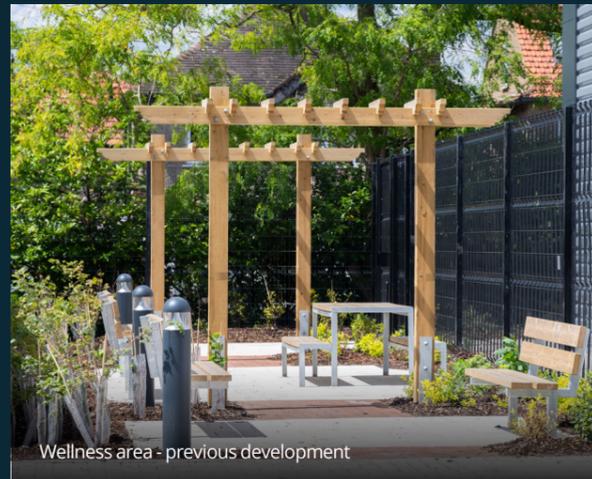
# Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Occupiers at Nucleus will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.



Secure cycle parking - previous development



Wellness area - previous development



15% warehouse roof lights increasing natural daylight

PV Panels to all units

Target BREEM 'Excellent'

Target EPC A

4

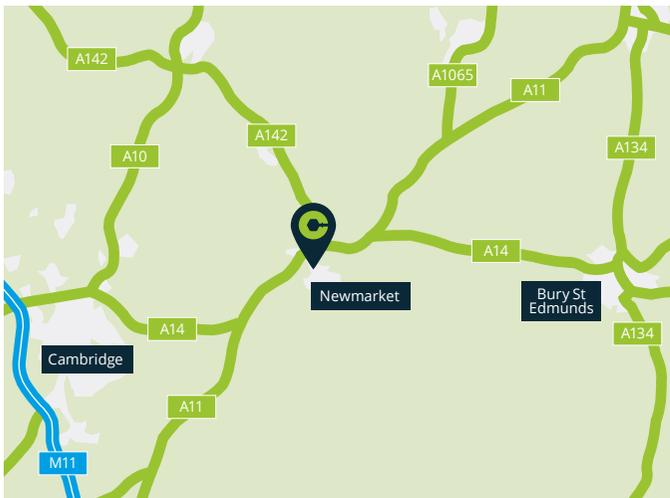
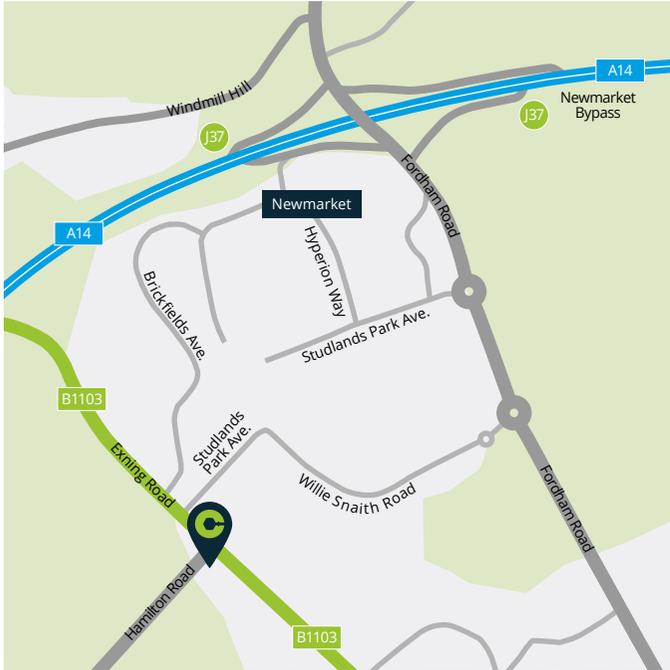
High performance insulated cladding and roof materials

Low air permeability design

Active and passive electric vehicle charging points

Secure cycle storage to encourage cycling to work

# Nucleus



nucleusnewmarket.co.uk

## Travel Distances

**Road:**

	Miles	Mins
A14 (J37)	1.3	4
A11	4.2	9
M11	17.4	19
A1	32	41
M25	48	48

**Rail:**

Newmarket	1.7	7
Cambridge	21	29

**Airport:**

Cambridge City	12.7	17
Stansted	34	40

**Port:**

Felixstowe Port	60	68
Harwich Port	71	80

**Towns/Cities:**

Newmarket	0.5	2
Cambridge	15	30
Bury St Edmunds	15	22
Huntingdon	31	37
Ipswich	42	50
Norwich	50	66
London	74	90

Exning Road,  
Newmarket, CB8 0AU

///recorders.dose.workloads

More information available through the joint marketing agents:



020 7935 5000

cushmanwakefield.co.uk

Patrick Mooney 07920 451369  
Patrick.Mooney@eur.cushwake.com

Chris Knight 07872 822528  
chris.c.knight@cushwake.com



01223 213666

Philip Woolner 07768 821399  
philip.woolner@cheffins.co.uk

Luke Davenport 07912 656575  
luke.davenport@cheffins.co.uk

A development by:

Chancerygate

George Dickens 07767 254234  
gdickens@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2024.

241128.11/24