

# LAND AT NEWMARKET RACECOURSE TO LET



## SUMMARY

Opportunities from 0.25 acres – 10 acres

Rent on Application

Available on Flexible Terms

Subject to planning

## DESCRIPTION

The site offers a range of open storage opportunities including automotive vehicle and bulk storage as well as development opportunities subject to planning and event space.

## LOCATION

Newmarket is located on the A14 dual carriageway, which provides access to both the south-east to Felixstowe, home of the UK's largest container port, and west to key road infrastructure such as the M11, A11, A1(M), M1 and M6. This network provides access to many of the UK's major cities including London and the South East, Cambridge, Birmingham, Manchester, Liverpool and Leeds.

The subject site is located just off the A14, which provides excellent access to the key road infrastructure in relatively short drive times such as London in 1 hour, via the M11, Cambridge in 30 minutes via the A14. The site also has excellent connectivity to rail links with Newmarket station only 2 miles away. The station is located on the Greater Anglia Railway Line offering further direct frequent services to the wider east Anglia region and London, reaching London in just 1hr 20 minutes. Newmarket has access to some of the major ports in the UK. The Port of Felixstowe, which deals with 48% of Britain's containerised trade, is within 60 miles of the property and the Port of Tilbury, which is London's main trading port can be reached in 70 miles.



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