

**Industrial – 37,382 sq ft (3,472.79 sq m)**

**In Brief:**

- Headquarters-style premises;
- Secure, self-contained site;
- Attractive landscaped environment;
- Quality two-storey offices;
- Clear internal height of 8.5m to the warehouse;
- Fully refurbished.

**PLOT 2000 HAVERHILL BUSINESS PARK, PHOENIX ROAD,  
HAVERHILL, CB9 7AE  
TO LET**

### Location

Haverhill is a prosperous market town within the county of Suffolk, situated at the junction of the A1307 and the A413. It is approximately 20 miles (32km) south east of Cambridge and 19 miles (31km) south west of Bury St Edmunds. It is ideally located from a logistics perspective to serve the east coast ports (via the A14), London, the South East and the Midlands.

Junction 9 of the M11 is 10 miles (16km) to the west of the town and the A14 (Harwich/Felixstowe - M1/M6) is 10 miles (16km) to the north. Regular rail services to London (Liverpool Street) are provided from Whittlesford Parkway, Cambridge, with a fastest journey time of 64 minutes. London Stansted Airport is 28 miles (45km) to the south west, easily accessed via the M11.

Haverhill is a long-established commercial location which already includes occupiers such as: Culina Logistics, TAIT, Movianto, MKM Building Supplies, Buildbase, Travis Perkins, Petrow Food Group, Howdens and Screwfix.

Recent additions to the commercial stock on Haverhill Business Park include: Jaynic's EpiCentre, a brand new office & laboratory building offering serviced offices and labs, and Tebor Developments' The Ridge, a new 230,000 sq ft multi-let industrial scheme.

### Description

The property was constructed in 2008 and comprises a modern headquarters-style warehouse with two-storey offices. The building is of steel portal frame construction and benefits from a clear internal height of 8.5m. Other benefits include:

- Detached unit on self-contained site;
- Low site cover of approximately 26%;
- Comfort cooling and raised floors to offices;
- Two level-access loading doors;
- Secure yard area (approx. 30m depth);
- Attractive landscaped environment;
- 66 car parking spaces.

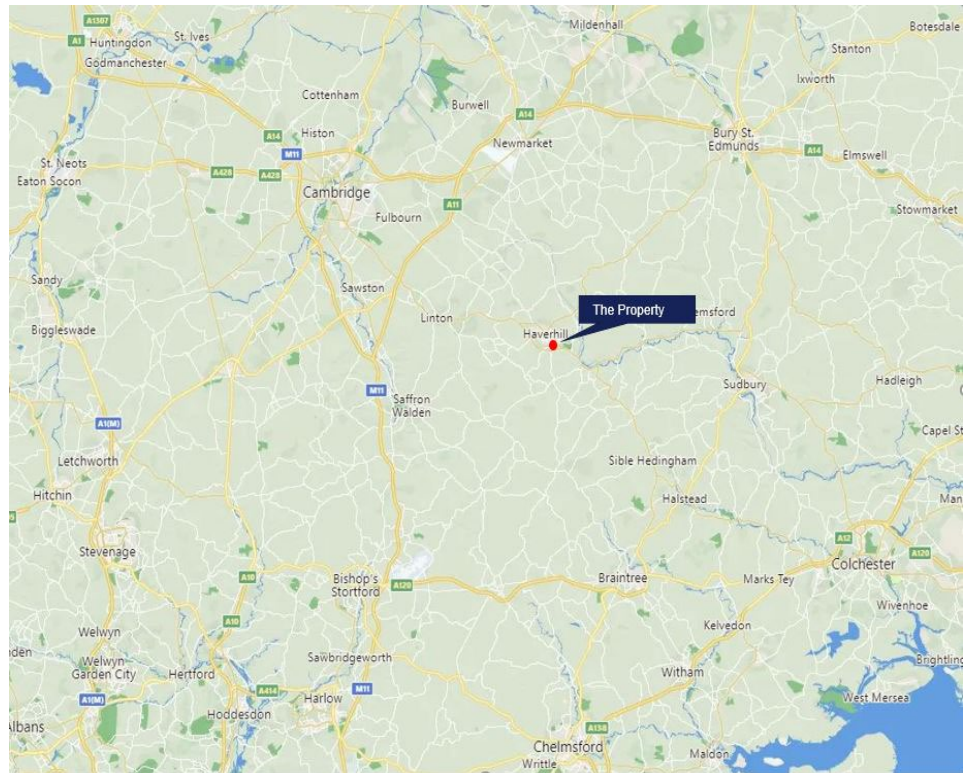
The property has recently been a fully refurbished. Full details of this are available on request.

### Terms

The property is available by way of a new lease directly with the landlord on terms to be agreed.

### Rates

The Rateable Value for the property is £220,000. For business rates information, applicants should enquire directly with Braintree District Council on 01376 552525. For the year commencing 1 April 2021, rates payable are normally charged at 51.2p in the pound.



### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following Gross Internal Areas:

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground floor warehouse	2,044.57	22,067
Ground floor offices	721.67	7,768
First floor offices	701.10	7,547
<b>TOTAL</b>	<b>3,467.34</b>	<b>37,382</b>

### Additional information

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Further information

For further information or to arrange a viewing, please contact the joint agents:

#### Bidwells

Walter Scott  
Tel: 07918081533  
[walter.scott@bidwells.co.uk](mailto:walter.scott@bidwells.co.uk)

Rory Banks  
Tel: 07976832083  
[rory.banks@bidwells.co.uk](mailto:rory.banks@bidwells.co.uk)

Patrick Stanton  
Tel: 07918709399  
[patrick.stanton@bidwells.co.uk](mailto:patrick.stanton@bidwells.co.uk)

#### EPC

Available upon request.

#### Postcode

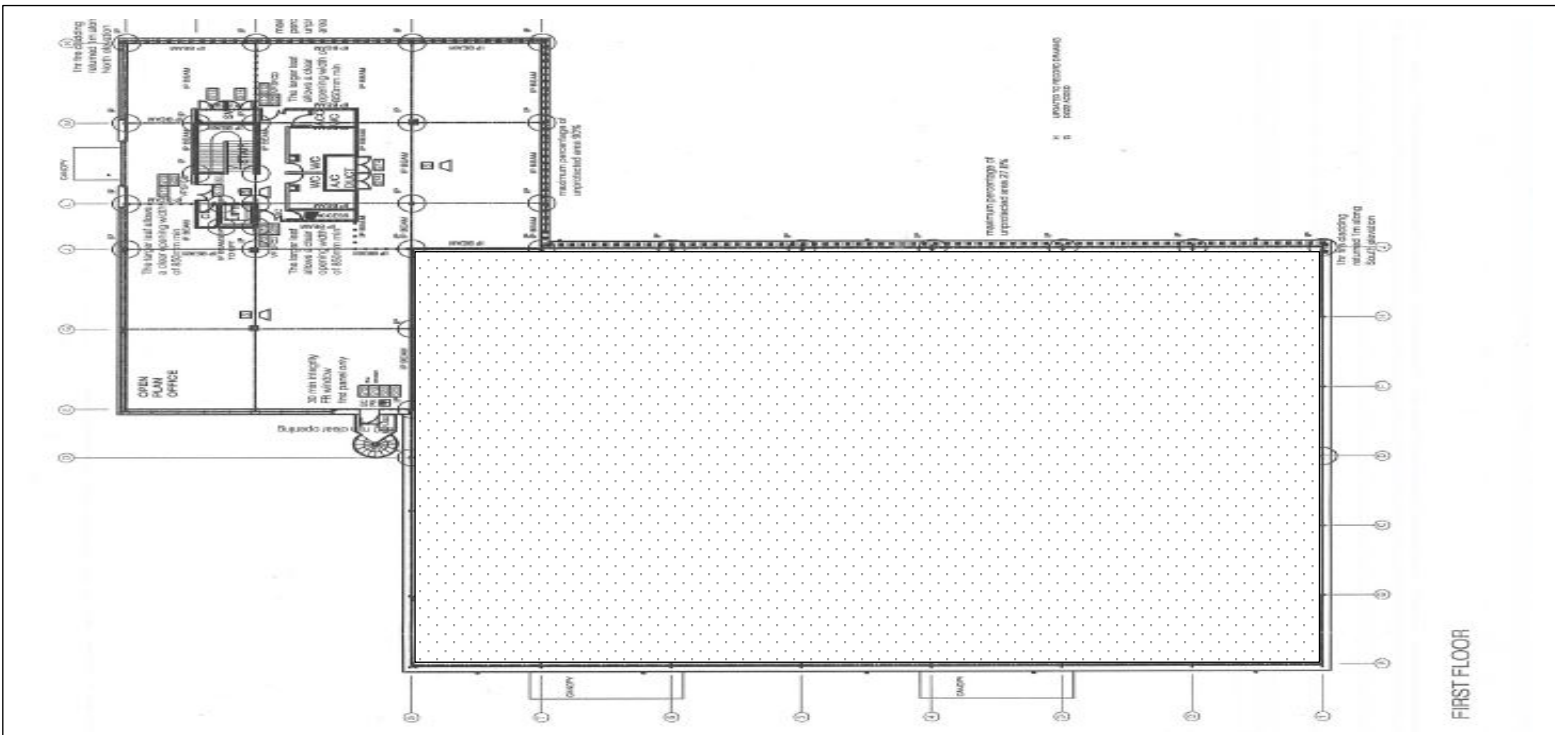
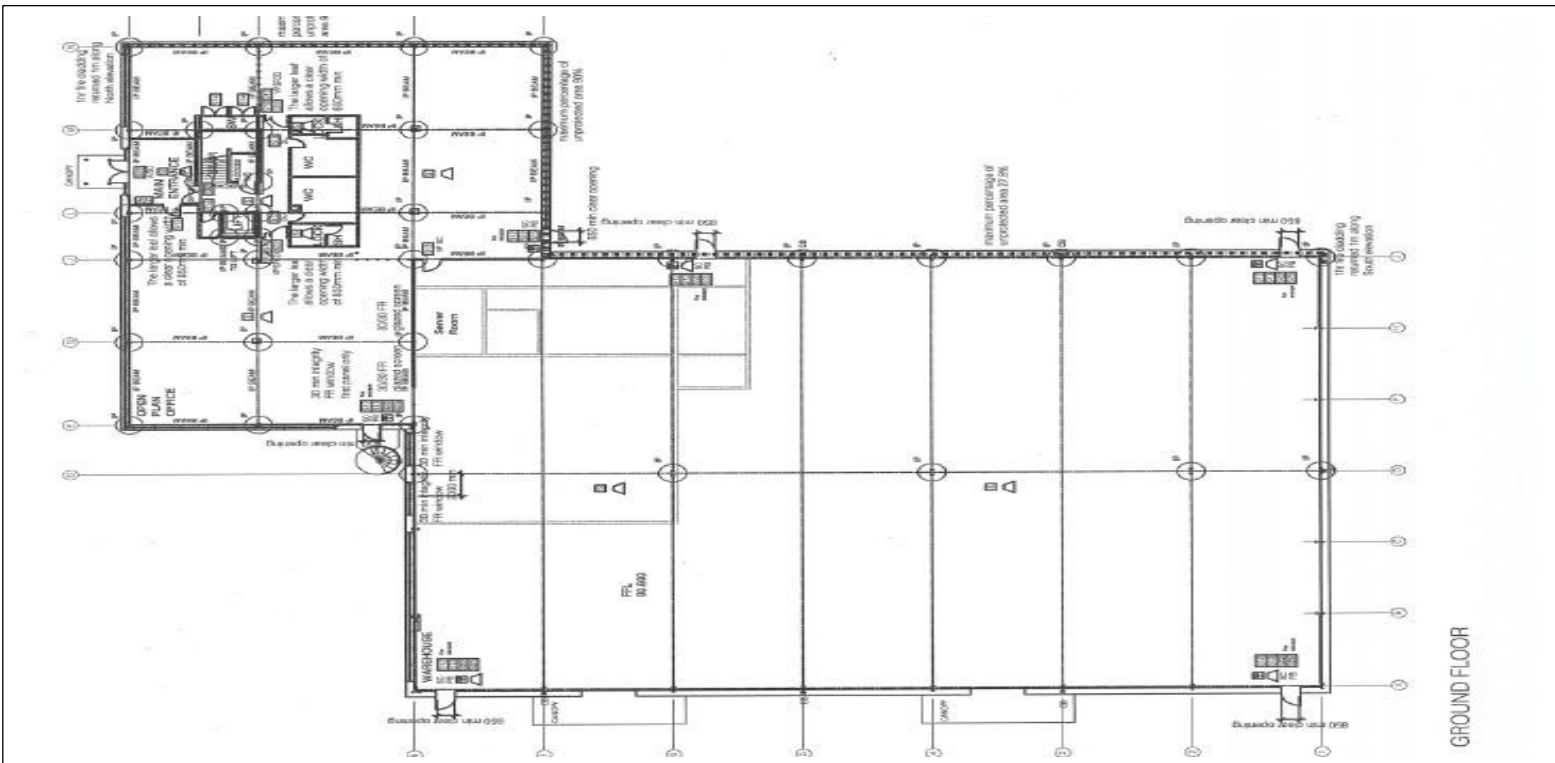
CB9 7AE

#### M1 Agency

Andy Hall  
07824525821  
[andy.hall@m1agency.co.uk](mailto:andy.hall@m1agency.co.uk)

Henry Watson  
07951267446  
[henry.watson@m1agency.co.uk](mailto:henry.watson@m1agency.co.uk)





**Important Notice**

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice. February 2022.