

OFFICE

TO LET



Provincial House, 32 High Street, Haverhill

CB9 8AR

172275/2025A



BTG  
Eddisons

# PROVINCIAL HOUSE

32 HIGH STREET, HAVERHILL, CB9 8AR



Agreement

To Let



Detail

Office



Rent

£15,600 to £95,000 pax



Size

161 sq m (1,733 sq ft) to 1,036  
sq m (11,151 sq ft)



Location

Haverhill, CB9 8AR



Property ID

172275/2025A

**For Viewing & All Other Enquiries Please Contact:**



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Director

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## Property

The available space is arranged into two suites, one located on the 2nd floor which will be a newly divided suite and the whole 3rd floor is also available. The offices provide open plan accommodation and benefit from good levels of natural light. Both available suites will have their own internal tea points. WCs are located on each floor and have recently been refurbished. There are three separate meeting rooms located on the 2nd floor available for individual hire. The specification includes: double glazing, insulated walls, suspended ceilings, raised floors, air circulation/heating systems and two passenger lifts. The landlord intends to refurbish the 3rd floor by removing the existing carpet tiles, replacing lighting for LEDs and decorating throughout.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Second floor	161	1,733
Third floor	1,036	11,151

## Energy Performance Certificate

The property has a current EPC rating of C (74).

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

Mains electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## Town & Country Planning

The property has most recently been used for offices under class E and we expect similar uses to be appropriate. Interested parties are however advised to make their own enquiries of West Suffolk Council's planning department and to satisfy themselves as to the suitability of the current planning consent in relation to their proposed use.

## Rates

**Charging Authority:** St Edmundsbury  
**Description:** Shop and Premises  
**Rateable value:** £171,000 (2023 assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

The second floor suite is available at a rent of **£15,600** per annum exclusive whilst the third floor is available at a rent of **£95,000** per annum exclusive.

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course

## Location

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Haverhill is a fast-expanding town located approximately 17 miles southeast of Cambridge, close to the Suffolk, Essex and Cambridgeshire borders. The town enjoys good road links via the A1307 to the A11 and the national motorway network beyond. London Stansted Airport is only 20 miles distance, and the town has a population of around 27,000. The property is located along the High Street next to the arts centre car park. Nearby occupiers include: Glasswells Furniture, Greggs, Papa Johns Pizza, Pound Stretcher and Iceland supermarket.









