

**MODERN DISTRIBUTION WAREHOUSE
TO LET IN HAVERHILL**



36,217 SQ FT (3,365 SQ M)



UNIT B HOMEFIELD ROAD HAVERHILL CB9 8QP

LOCATION

Haverhill is a prosperous market town within the county of Suffolk, situated at the junction of the A1307 and the A143. It is approximately 20 miles south east of Cambridge and 19 miles south west of Bury St Edmunds.

Junction 9 of the M11 is 10 miles to the west of the town and the A14 (Harwich/Felixstowe -M1/M6) is 10 miles 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 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, Sanofi, Howdens, Thule and Screwfix.

The subject property is located on Homefield Road, south of Haverhill town centre, with excellent access to the A1017 & A143 which provide direct links to Cambridge, the A11 & M11.





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HOMEFIELD ROAD
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DESCRIPTION

The property comprises a modern detached and self-contained distribution warehouse unit constructed in approximately 2006. It benefits from high-quality ground & first floor offices, together with kitchen & welfare facilities.

SPECIFICATION INCLUDES:

- Two dock-level and two level-access loading doors
- 7m eaves to warehouse
- Power-floated concrete floor
- Well specified ground and first floor office to include, suspended ceilings with recessed lighting, comfort cooling, raised access floors and passenger lift.
- Private WCs
- Secure, fenced and gated loading yard
- 69 car parking spaces
- Air conditioning

TERMS

The property is available as a whole by way of an assignment of the existing lease expiring on 7 June 2032 or subletting on terms to be agreed. The rent is currently passing at £300,000 per annum exclusive.

ACCOMMODATION

<u>Description</u>	<u>Size (Sq Ft)</u>	<u>Size (Sq M)</u>
Ground floor warehouse, offices & ancillary	32,921	3,058.47
First floor offices	3,296	306.23
<u>Total</u>	<u>36,217</u>	<u>3,364.70</u>

BUSINESS RATES

The Rateable Value for the property is £240,000. For the year commencing 1 April 2023, rates payable are normally charged at 51.2p in the pound. All interested parties are, however, advised to make their own enquiries directly with Braintree District Council at: www.braintree.gov.uk

SERVICES

Electricity, gas, mains water and sewerage are present, however, the services have not been tested.



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VAT

VAT is applicable.

EPC

The property has an EPC rating of B 50. Certificate available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through joint sole agents Noble Harris & Hazells :

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