



# To Let

**Unit 2, Unit 3, Units 6&7  
Civic Industrial Estate  
Homefield Road  
Haverhill  
Suffolk  
CB9 8QP**

- Modern Trade/Warehouse Units
- 3,441 – 12,872 sq ft (320 – 1,196 sq m)

**SUBJECT TO CONTRACT**

**RhodesCRE Limited**

**Contact: Simon Rhodes**

**Email: [simon@rhodescre.com](mailto:simon@rhodescre.com)**

**Direct Tel: +44 (0) 7795 010203**

## Location

The properties are located on Civic Industrial Estate an established commercial location. Access is via Homefield Road which in turn connects with Moon Hall Road and the A1017. The M11 is approximately 15 miles to the West.

## Description

The properties provide four terrace trade/warehouse units with ancillary accommodation, yard and car parking. The units are let on 3 separate leases, each lease is independent of the others allowing the properties to split. For further information please contact the agent Rhodes CRE.

## Floor Area

We calculate the properties to have the following Gross Internal Area (GIA):

**Unit 2: 320 sq m (3,447 sq ft)**

**Unit 3: 320sq m (3,441 sq ft)**

**Unit 6&7: 556 sq m (5,984 sq ft)**

This information is provided for guidance purposes only)

## Lease

The properties are available by way of an assignment or sublease. The leases expire 24/12/2030 and there are break clause in each lease on 24/12/2027. The passing rents together with fixed uplift rent reviews on 25 December 2027 as follows:

Unit 2 passing rent £20,682 per annum and fixed uplift rent £21,543.75 per annum

Unit 3 passing rent £20,646 per annum and fixed uplift rent £21,506.25 per annum

Units 6&7 passing rent £35,904 per annum and fixed uplift rent £37,400 per annum

## Business Rates

We understand the following from West Suffolk Council:

Units 2&3	
Rateable Value 2025/2026	£28,000.00
Rates Payable	£13,972.00

Units 6&7	
Rateable Value 2025/2026	£24,500.00
Rates Payable	£12,225.50

(This information is provided for guidance purposes only, prospective parties are advised to undertake their own enquiries of the Local Authority)

## EPC

EPC available upon request from the agent

## VAT

We understand that VAT will be payable at the standard rate

## Anti-Money Laundering

To comply with regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## Further Information

For further information or to arrange a viewing please contact agents Rhodes CRE:

Simon Rhodes - [simon@rhodescre.com](mailto:simon@rhodescre.com)  
Tel: +44 (0) 7795 01020

### IMPORTANT NOTICE

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