



TO LET

Industrial/Trade Counter Unit
2,464 sq.ft (228.91 sq.m)

Unit C15, Moonhall Business Park, Haverhill, Suffolk, CB9 7AA

- Situated adjacent to the A1017 Haverhill Bypass which in turn provides access to the M11 motorway
- 5.5 metre internal eaves height
- Generous forecourt parking

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400123

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Unit C15, Moonhall Business Park, Haverhill, Suffolk, CB9 7AA

Areas (Approx. Gross Internal)

TOTAL	2,464 sq.ft	(228.91 sq.m)
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Description

Unit C15 provides an end terrace unit with generous forecourt parking and an internal eaves height of 5.5 metres. The unit benefits from a recently repainted floor, new lighting and a new water heater.

Rent

£25,000 per annum exclusive.

Rateable Value

The property has a current Rateable Value (2023 list) of £16,500.
The rates payable for 2024/25 will therefore be in the region of £8,234.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC rating: D(87). Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. Interested parties are advised to make their own enquiries of West Suffolk Council Planning Department on (01284) 763233.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - CB9 7AA

Haverhill is a rapidly expanding market town situated around 17 miles south-east of Cambridge. The town has a population of approximately 29,000, supported by a diverse employment and manufacturing base with good access to the A14/M11 trunk roads and Stansted Airport. In addition, there are a good range of local amenities, shops & banks.

The property itself is located just off Helions Bumpstead Road close by to its junction with Moonhall Lane and adjacent to the A1017 Haverhill Bypass.



Viewing

Strictly via prior appointment with the appointed agents

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