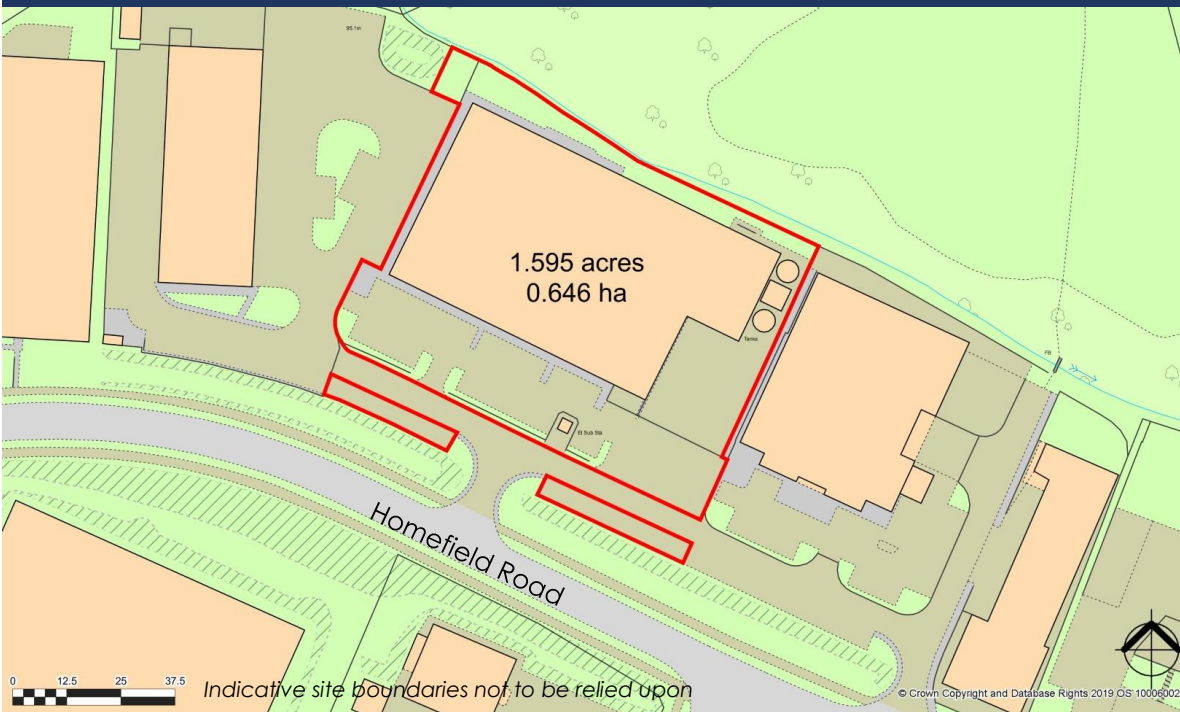


**TO
LET**

MODERN DISTRIBUTION WAREHOUSE
Providing 36,218 sq ft (3,364.7 sq m)



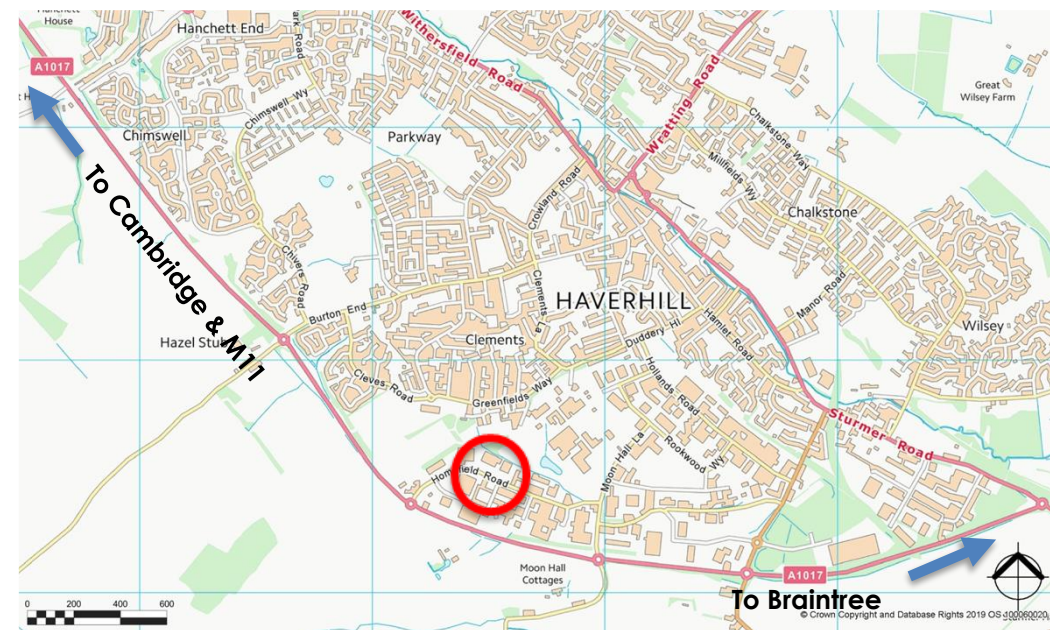
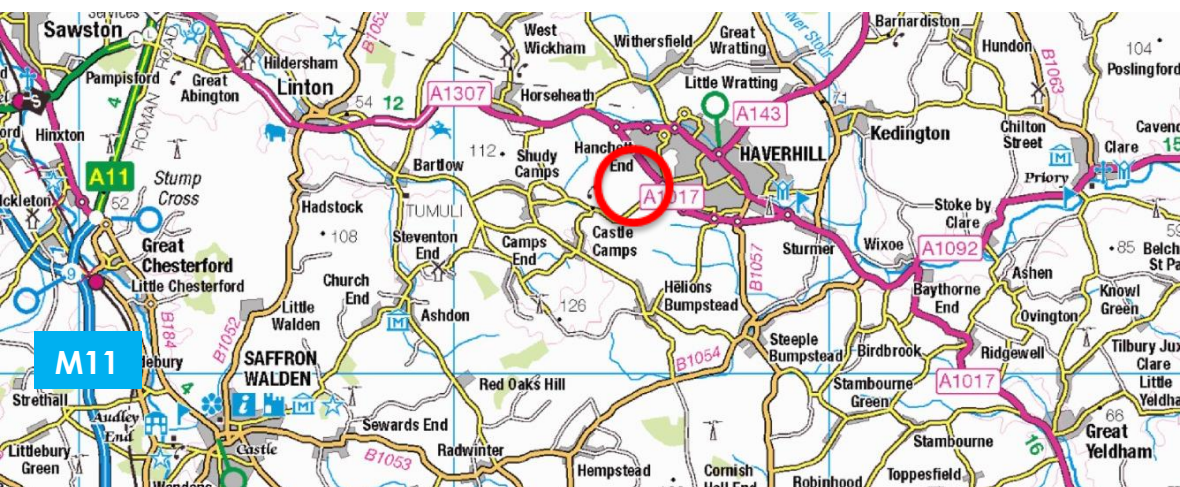


Location

The property is located on Homefield Road, south of Haverhill town centre and with excellent access to the A1017 & A1307 providing direct links to Cambridge, the A11 & M11. Drive distances from Unit B Homefield Road are as follows:

- Braintree 18 miles south
- Cambridge 19 miles west
- Stansted Airport 20 miles south west
- Bury St Edmunds 21 miles north
- Felixstowe 50 miles east
- London 67 miles south east (Source Google Maps)

Haverhill is the fastest growing town in Suffolk with a current population of 27,000 (Source West Suffolk Council). Major occupiers in the town include Culina Logistics, TAIT, Sanofi, Ardex, Petrow Food Group and Sigma Aldrich.



Key Summary

- Detached purpose-built distribution warehouse
- Providing a total GIA of 36,218 sq ft (3,364.7 sq m)
- Site area of 1.59 acres (0.646 ha)
- Well specified ground & first floor offices
- Sprinkler system & heating throughout warehouse
- Two dock level and two level access loading doors
- Internal eaves of 7m to underside of portal frame
- 69 car parking spaces
- Secure gated loading and delivery yard

Description

Unit B Homefield Road comprises a detached distribution warehouse constructed in circa 2006 to a high specification. The unit provides modern warehouse accommodation with high quality ground & first floor office & welfare facilities.

The warehouse specification includes power floated floors, 7m eaves, two dock level and two level access doors with canopy loading, gas fired heating and a sprinkler system (currently decommissioned).

The offices are well specified including passenger lift, suspended ceilings with recessed lighting, wall mounted radiators, comfort cooling and raised access floors. A generous ground floor kitchen/canteen area is also provided.

Externally the unit benefits from a generous allocation of 69 car parking spaces together with a secure, fenced & gated loading yard.



Accommodation

The following approximate gross internal floor areas are provided:

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	2,752.24	29,626
	Offices & Welfare	306.23	3,296
First	Offices	306.23	3,296
Total		3,364.7	36,218

The unit sits on a site area of approximately 1.59 acres (0.646 hectares).

Rent

The passing rent is £300,000 per annum exclusive of VAT.

Terms

The unit is available by way of an assignment of the existing lease expiring on 7 June 2032. Alternatively consideration may be given to sub-letting the whole on terms to be agreed.

Business Rates

The Rating Value on the 2023 Rating List is £240,000.

VAT

The property is opted for Value Added Tax which is payable on the rent and any other outgoings.



EPC

B-50. A full copy of the report is available from the agents on request.

Services

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

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. The Assignee/Sub-tenant will be required to provide an undertaking to pay abortive legal costs should they not proceed once solicitors are instructed.

Viewing & Further Information

For viewings and further information please contact the joint sole marketing agents, Hazells Chartered Surveyors on 01284 702626. Please contact:

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