



UNIT B HOMEFIELD ROAD



TO LET

**UNIT B HOMEFIELD ROAD
HAVERHILL
CB9 8QP**

**Warehouse or Light Industrial unit
with offices and parking**

36,218 sq ft (3,364.7 sq m)



Summary



GIA 36,218 sq ft
(3,365 sq m)



Internal eaves
height of 7m



High specification
offices



On site parking
for 69 cars



Loading doors
2 x dock level
2 x level access



Excellent
access to
Cambridge,
A11 & M11



Site area of 1.59
acres



EPC B-50



Overview





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
- Bury St Edmunds 21 miles north
- London 67 miles south east



M11
14 miles



Port of
Felixstowe
50 miles

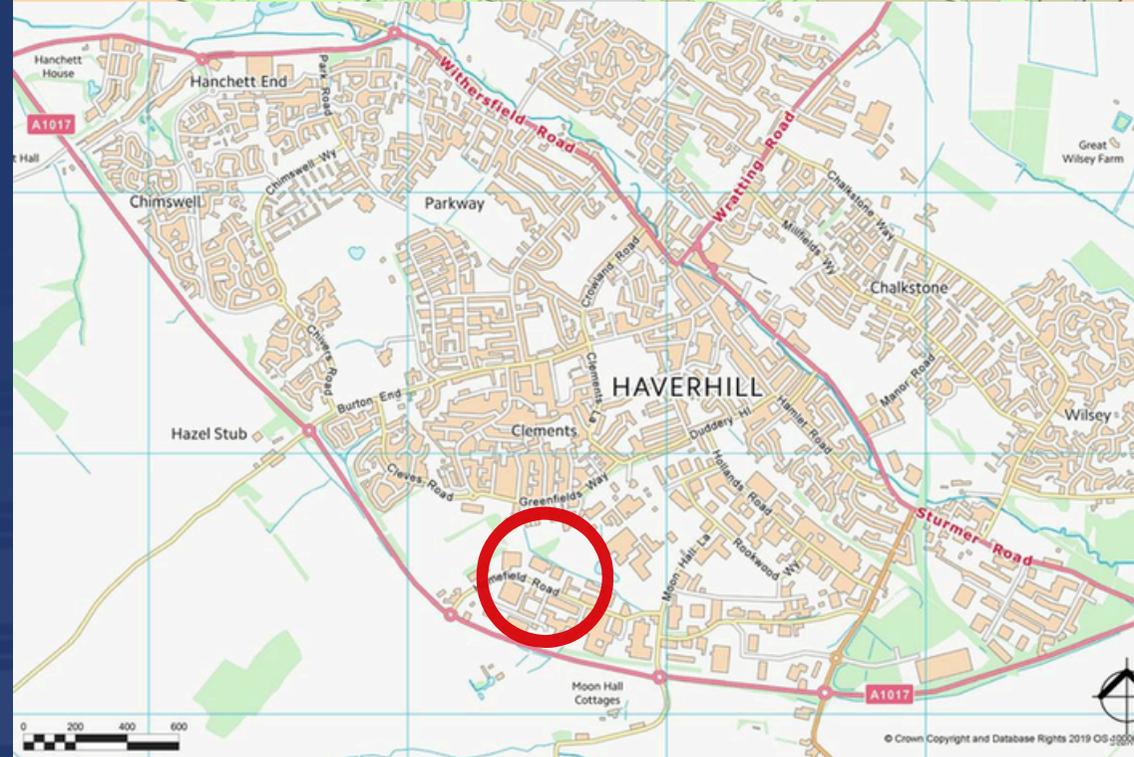


Stansted
20 miles

(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.



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 gross internal floor areas are provided:

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





Summary

Tenure & Terms

A new FR&I lease, terms to be agreed.

Rent & Price

On application.

VAT

VAT is payable on the rent

EPC

B-50. Full copy EPC available from the agents.

Services

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

Business Rates

2023 Rateable Value £240,000.

From April 2026 the Rateable Value will be £302,500

Anti Money Laundering

The proposed tenant will be required to provide proof of identity and address to the agents prior to instructing solicitors.

Legal Costs

Each party to bear their own costs however the purchaser will be required to make an undertaking for abortive costs.

Viewing & information

Contact the
sole agents Hazells
on **01284 702626**



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