



Unit 8 Homefield Road

Haverhill, CB9 8QP

LIGHT INDUSTRIAL/WORKSHOP STARTER UNIT

1,026 sq ft
(95.32 sq m)

- Providing gross internal area of 1,026 sq ft (95.32 sq m)
- Available Immediately
- 100% small business rates relief available (dependent on occupier)
- Small office/toilets and roller shutter loading door and entrance door
- On site car parking is available

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Summary

Available Size	1,026 sq ft
Rent	£9,000 per annum
Rateable Value	£5,700
VAT	Not applicable
EPC Rating	E (120)

Description

The property comprises an end terrace industrial unit of brick and block walls under a pitched insulated roof with translucent panels insert.

Internally it benefits from a concrete floor, strip florescent lighting and a roller shutter loading door, aswell as a small office and WC. There is a separate personnel door to the front and exit to the rear. To the front of the property there is a small concrete surfaced forecourt and communal parking areas.

Location

The unit 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,026	95.32	Let
Total	1,026	95.32	

Terms

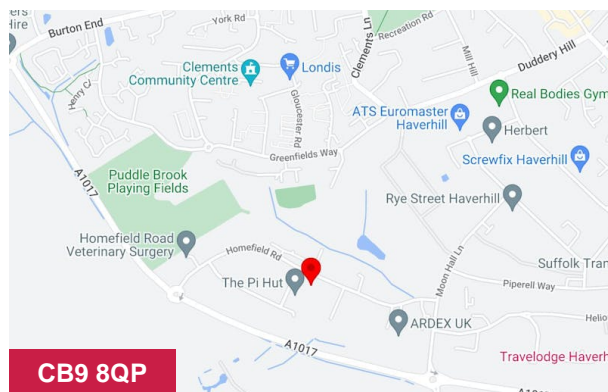
The property is available by way of a new lease for a minimum term of 3 years.

Rateable Value

The Property has a rateable value of £5,700 meaning a qualifying occupier would be eligible for Small Business Rates Relief, meaning nil rates are payable.

VAT

Vat is not applicable



CB9 8QP

Viewing & Further Information



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