



Hollands Road Business Centre 21-27 Hollands Road, Haverhill, CB9 8PU

# Class E/Business Units to Let on Flexible Terms

**146 to 380 sq ft** (13.56 to 35.30 sq m)

- Flexible Leases Available
- 24/7 Access
- Communal Kitchen Facilities
- On site car parking

## Hollands Road Business Centre, 21-27 Hollands Road, Haverhill, CB9 8PU

#### Summary

Available Size	146 to 380 sq ft			
Rent	£212.40 - £637.20 per month All inclusive rent save for Business Rates			
Business Rates	Upon Enquiry			
Service Charge	N/A			
VAT	Applicable			
Legal Fees	Each party to bear their own costs			
EPC Rating	D (95)			

#### Description

A variety of spaces available at 21-27 Hollands Road in Haverhill. The spaces are suitable for a variety of uses within Class E. The units come with their own secure access via a communal corridor and reception area. Welfare facilities including kitchen and WC are communal.

The units are available on easy in easy out leases on a monthly rolling basis with no minimum commitment.

#### Location

The property is located on Hollands Road and is the serviced office building which is soon to be vacated by Menta, and managed in-house by West Suffolk Council. Hollands Road is one of the towns principal roads serving the industrial estate and is within a large employment area.

Haverhill is the fastest growing town in Suffolk with a current population of around 27,000.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 4	146	13.56	Available
Ground - Unit 17	291	27.03	Available
Ground - Unit 21	203	18.86	Available
Ground - Unit 22	380	35.30	Available
Ground - Unit 12	218	20.25	Available
Total	1,238	115	

#### Terms

The units are available on rolling monthly contracts.

#### Service Charge

The service charge is included within the rent quoted.







### **Viewing & Further Information**



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