



Unit 1-2 Hollands Road Business Centre

Haverhill, CB9 8PU

Class E Business Unit to Let on flexible terms

565 sq ft
(52.49 sq m)

- Established Industrial Estate Location
- Available from December 2024
- Flexible Terms Available
- Suitable For a Variety of Uses
- Self Contained unit with shared welfare facilities

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Summary

Available Size	565 sq ft
Rent	£9,000 per annum Inclusive of Service Charge
Rateable Value	£4,950 based on 2023 valuation
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a self contained business unit which would be suitable for a variety of uses within Class E. The property has access directly from Hollands Road as well as an internal access door from Hollands Road Business Centre. The unit has two main areas one is an open plan retail/display area and the other is a preparation area with sink and hot and cold mixer taps.

Internally the property has a mix of plasterboard and exposed painted block walls with a concrete floor and recessed lighting. the property shares WC facilities with Hollands Road Business Centre.

Location

The property is located on Hollands Road which is one of the towns principal roads serving the industrial estate and is within a large employment area. It is a short drive from the Town Centre and is close to a number of local amenities.

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	565	52.49	Available
Total	565	52.49	

Terms

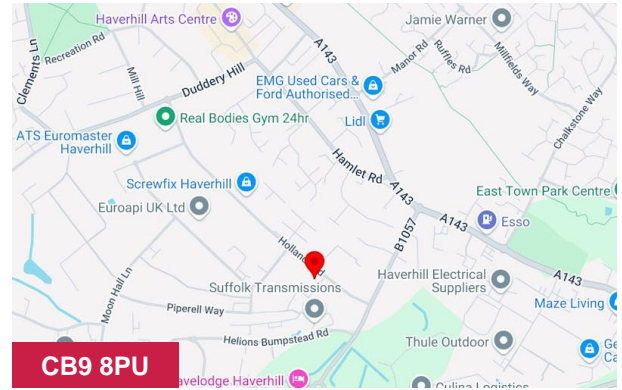
The property is available by way of a new lease on flexible terms to be agreed.

Rent

the rent is inclusive of service charge. The tenant will be required to pay Business Rates, VAT and electric in addition to the quoting rent.

Business Rates

The property has a rateable value of £4,950. A qualifying occupier would be entitled to Small Business Rates Relief which would mean nil rates are payable.



Viewing & Further Information



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