



FOR SALE

**Hazel Stub Depot
Haverhill, CB9 9AF**

Industrial Investment suitable for owner occupiers, investors and developers

11,037 Sq ft/1,024 Sq m on 1.37 acres



Hazel Stub Depot, Haverhill, CB9 9AF

Description

The property comprises an industrial warehouse building of portal frame construction that is currently configured into 3 separate units. Units 1 & 2 form the original part of the building, whilst Unit 3 is a later addition. The building sits on a plot of approx. 1.37 acres.

Unit 1 comprises a warehouse unit that benefits from a roller shutter loading door, ground and first floor office provision, approx. 6m eaves and a good size yard / car park in front of the loading door. Unit 2 is a self-contained two-storey office unit, benefitting from features including WCs, a small kitchen, electric storage heaters and perimeter trunking. Unit 3 comprises a modern steel frame warehouse unit of blockwork construction with steel profile clad roof and elevations. The unit benefits from an up and over loading door, concrete floor and integrated two-storey offices.

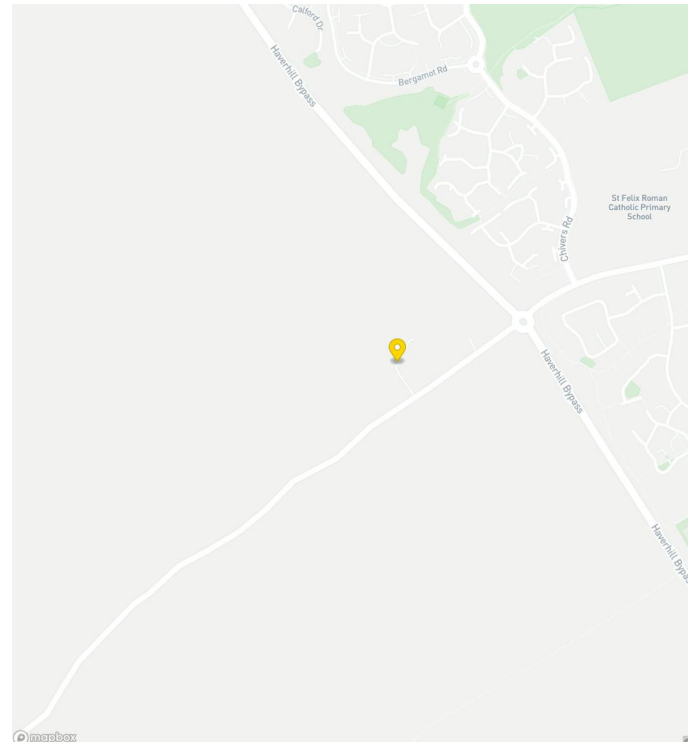
Externally, the property benefits from an extensive yard area on 3 sides of the building providing plenty of room for parking, loading and circulation..

Location

The property is located in the market town of Haverhill, Suffolk approximately 16 miles to the east of Cambridge city centre. The property is situated on the southern side of the A1017 bypass off Burton End, which leads straight into Haverhill Town Centre (1 mile). Connections are very good with the A1017 providing access to the M11 (approx. 12 miles) and A14 (approx. 14 miles).

Accommodation

Unit	Sq ft	Tenant	Rent	Comments
1	6,750	Vacant	n/a	n/a
2	985	Vacant	n/a	n/a
3	3,302	Gallico Systems Ltd	£22,000	Lease end 30/06/25. Have expressed interest to renew



Tenure

For Sale

Price

On Application

VAT

Applicable

EPCS

Available on request

Rateable Value

Unit 1 - £33,500

Unit 2 - £6,700

Unit 3 - £16,750

Contacts

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STRETTONS

Misrepresentation