



6 & 7 Boundary Road, Haverhill, Suffolk, CB9 7YH

LARGE LIGHT INDUSTRIAL/WAREHOUSE UNIT

- Unit providing 11,692 sq ft (1,086 sq m)
- Integral ground floor office with ancillary WC
- On-site car parking and forecourt
- Secure private estate in an established commercial location
- Approximately 1.5 miles south east of Haverhill

LOCATION

Haverhill is an industrial market town centrally located on the borders of Suffolk, Essex and Cambridgeshire. It is approximately 12 miles from the A11/M11 trunk road, 21 miles from Cambridge, 23 miles from Stansted Airport, 45 miles from the M25, 60 miles from Felixstowe and 63 miles from Greater London. The close proximity to Cambridge provides key economic benefits with direct access via the A1307. In addition, the A11/M11 trunk road enables easy access to Stansted Airport and London.

DESCRIPTION

The premises comprise a factory/warehouse with offices and WC facilities to the front. The unit is of steel portal frame construction with brick and block infill walls with insulated plastic coated steel profile cladding above and to roof. The front offices are of brick construction, with upvc framed double glazed windows under a mono pitched roof.

The unit has a concrete floor with an eaves height of 3.8 meters rising to 6 meters at the apex. Three phase electricity, an oil fired hot air blower and suspended sodium lights are also provided. There is twin roller shutter door access together with loading bays.

The Estate benefits from a fully automated entrance gate which provides additional security to units at night and other non-active periods.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and provides the following approximate Gross Internal Area: -

Total GIA: 11,692 sq ft (1,086 sq m)

SERVICES

Mains electricity, water and sewerage are all connected.

RENT

£56,000 per annum plus VAT exclusive of service charge and insurance premium.

LEASE TERMS

The property is available on a new lease on terms to be agreed. The tenant will be responsible for maintaining the premises in no worse condition than at the commencement of the tenancy.

VAT

VAT will be payable on the rent and any other outgoings.

ESTATES CHARGE

£1,712.56 plus VAT per annum (subject to review) will be levied to cover the cost of maintaining the common areas and landscaping.

RATING

The property is included in the 2017 Ratings List under 'Warehouse and Premises' and has Rateable Value of £34,750.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C-66. A copy of the EPC is available from the marketing agents on request.

LEGAL COSTS

The ingoing tenant is to provide the landlord's solicitor with an undertaking to pay their abortive legal fees if they do not proceed once Heads of Terms are agreed. If the tenant proceeds with the tenancy then each party will bear their own costs.

VIEWING & FURTHER INFORMATION

For viewings or further information please contact the joint sole agents Hazells Chartered Surveyors on **01284 702626** or email the following:

Richard Pyatt MRICS

richard@hazells.co.uk

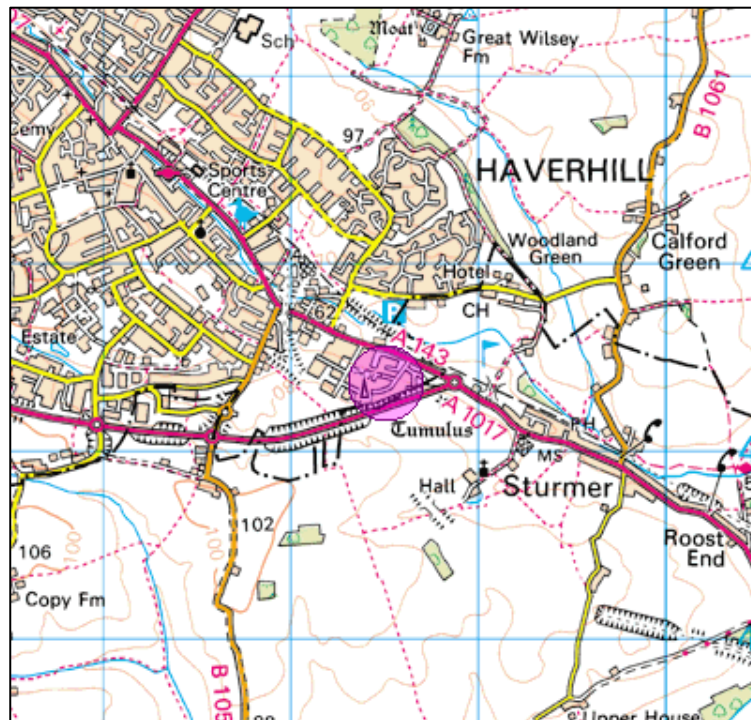
Jonathan Lloyd MRICS

jonathan@hazells.co.uk

Ella Forman

ella@hazells.co.uk

Viewings strictly by appointment only with Hazells.



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