



INDIVIDUAL BUSINESS UNITS TO LET

## Hollands Road Business Centre

21-27 Hollands Road, Haverhill, CB9 8PU

### Class E/Business Units to Let on Flexible Terms

183 to 397 sq ft

(17 to 36.88 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	183 to 397 sq ft
Rent	£450 - £580 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, minimum term of 3 months.

## 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 7	160	14.86	Let
Ground - Unit 10	311	28.89	Available
Ground - Unit 22	380	35.30	Available
Ground - Unit 24	397	36.88	Available
Ground - Unit 28	183	17	Let
<b>Total</b>	<b>1,431</b>	<b>132.93</b>	

## 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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