



CHEFFINS

Unit 6, Two Counties Estate, Falconer Road, Haverhill, CB9 7XZ

Industrial/Logistics To Let | £100,000 per annum | 13,204 sq ft

Good quality, versatile warehouse/light industrial unit. Adjacent to the Haverhill bypass. All mains serviced connected.



Key Points

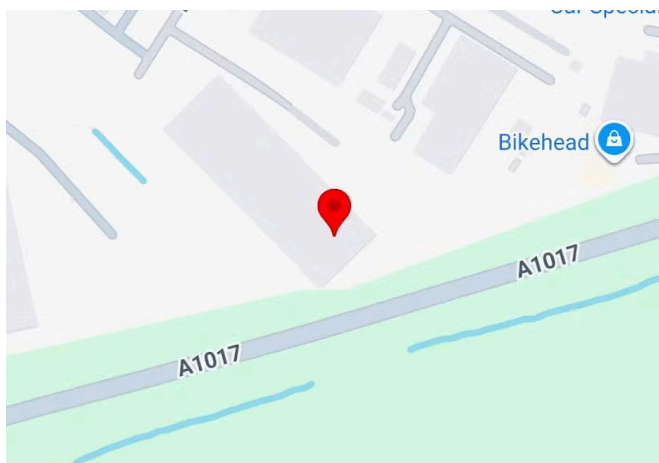
- Under 5 minute drive to Haverhill bypass
- 18 parking spaces
- End terrace unit
- Quiet estate with no through traffic
- Eaves height 6.25m
- Office and reception to ground floor, with further office at first floor
- Separate WCs for the office and the warehouse, plus shower

Description

End terrace warehouse/light industrial building constructed in the early 2000s of steel frame construction with part brick, part metal profile sheet cladding and a concrete floor. The property benefits from a large forecourt and parking area with space for 18 vehicles. Internally, the property primarily provides full height warehousing but also provides a large office block with meeting rooms, kitchen, and WCs.

Location

Haverhill is a rapidly expanding market town situated around 17 miles south east of Cambridge. The town has a population of approximately 27,000 people, supported by a diverse employment and manufacturing base with good access to the A14/M11 trunk roads and Stansted Airport. The property itself forms part of the Two Counties Estate located just off Falconer Road, an established commercial location approximately 1/4 mile from the Haverhill bypass.



Summary

- Rent: £100,000 per annum
- Business rates: £2.51 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Estate charge: £3,000 per annum
- EPC: C (69)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Alexander Smith
07827 134 685
alexander.smith@cheffins.co.uk

Accommodation

Floor/Unit	sq ft	sq m
Ground	11,723	1,089.10
1st	1,481	137.59
Total	13,204	1,226.69

Amenities & Specifications

Minimum clear internal height (m): 6.25
Loading Doors (Surface level): 1
Mezzanine: Non structural steel mezzanine providing office accommodation
Services: Metered
Electricity: Three Phase
Gas: Yes
Kitchen: Yes
Male and female WCs: Yes
Showers: Yes
Broadband Internet / T1: Yes

Planning

Suitable for uses under Classes E(g)(i) Business, B2 General Industrial, and B8 Storage & Distribution.

Interested parties are advised to get in touch with West Suffolk Council Planning Department regarding their proposed use.

Business Rates

The property has a rateable value of £69,000, as per the 2026 VOA ratings list.

The rates payable, using a multiplier of 48 pence in the pound, will be £33,120 per annum.

Interested parties are advised to speaking to the relevant billing authority to confirm any queries.

EPC

The property has an EPC rating of C (69).

Estate Charge

There is an estate charge payable which covers maintenance of the common areas of the estate.

The current charge is estimated to be £3,000 per annum.

Terms

The property is available on a new lease, on terms to be agreed.

The quoting rent is £100,000 per annum, exclusive of VAT and other outgoings.

Legal Costs

Each party to pay its own legal costs in relation to the transaction

Viewings

Strictly through the sole agent, Cheffins.

Availability

Available Immediately







