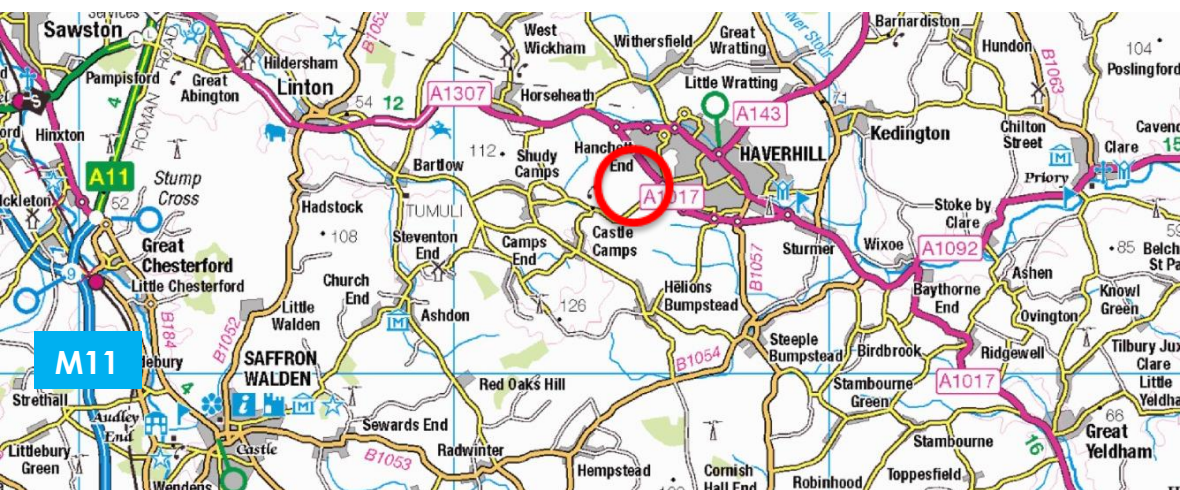
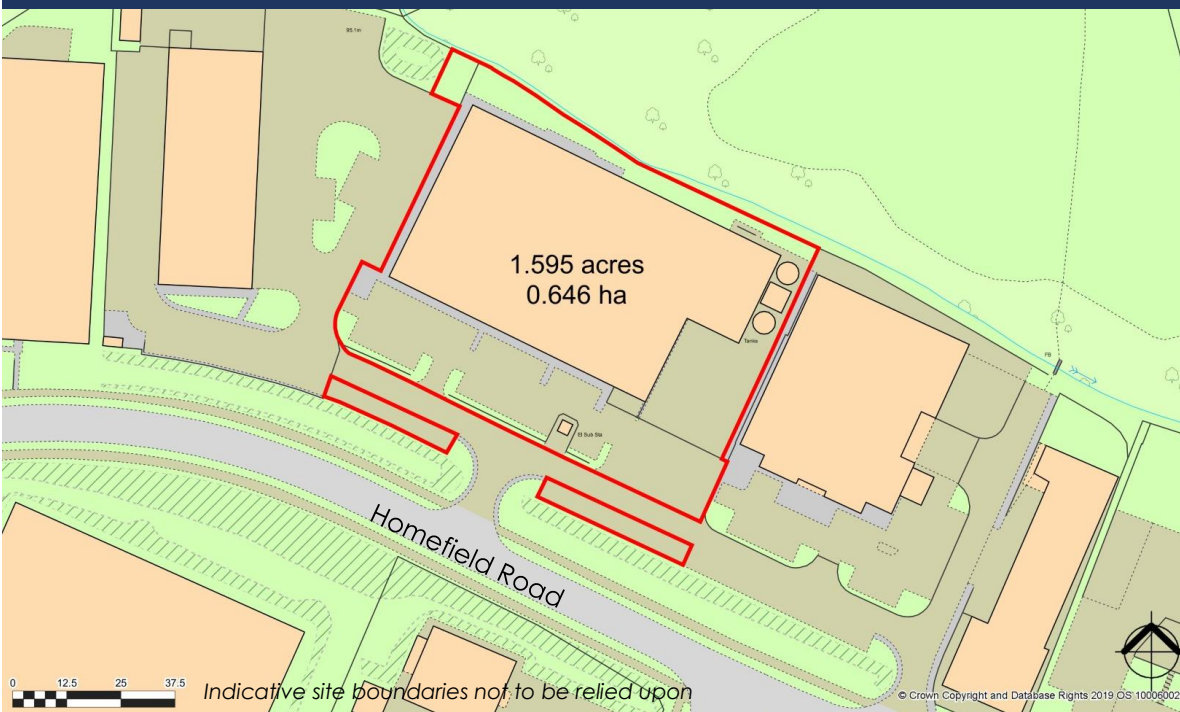


**TO
LET**

MODERN DISTRIBUTION WAREHOUSE

Providing 36,218 sq ft (3,364.7 sq m)



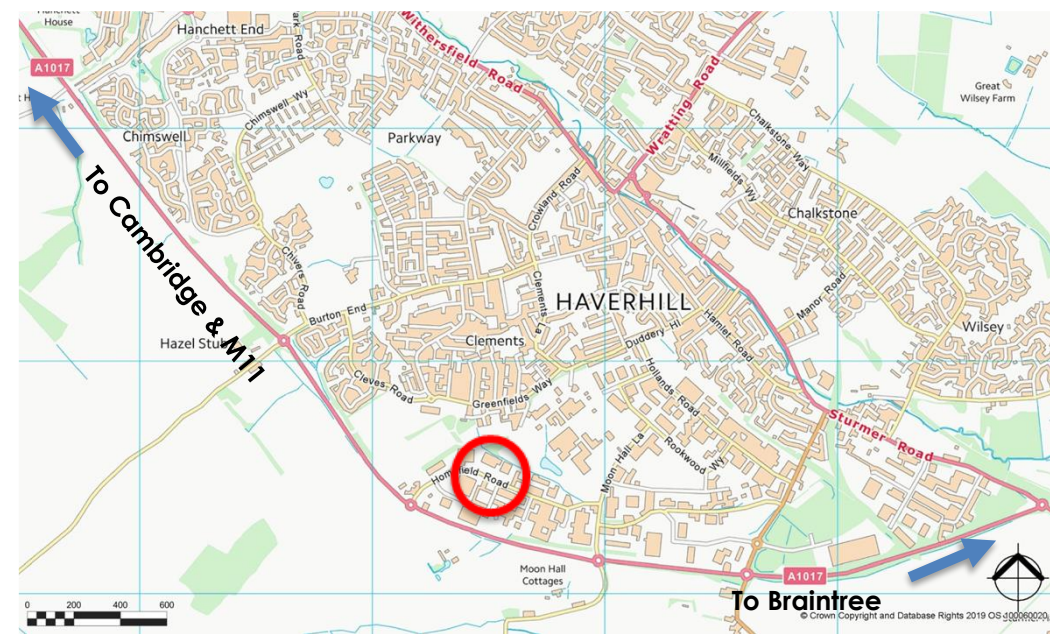


Location

The property is located on Homefield Road, south of Haverhill town centre and with excellent access to the A1017 & A1307 providing direct links to Cambridge, the A11 & M11. Drive distances from Unit B Homefield Road are as follows:

- Braintree 18 miles south
- Cambridge 19 miles west
- Stansted Airport 20 miles south west
- Bury St Edmunds 21 miles north
- Felixstowe 50 miles east
- London 67 miles south east (Source Google Maps)

Haverhill is the fastest growing town in Suffolk with a current population of 27,000 (Source West Suffolk Council). Major occupiers in the town include Culina Logistics, TAIT, Sanofi, Ardex, Petrow Food Group and Sigma Aldrich.



Key Summary

- Detached purpose-built distribution warehouse
- Providing a total GIA of 36,218 sq ft (3,364.7 sq m)
- Site area of 1.59 acres (0.646 ha)
- Well specified ground & first floor offices
- Sprinkler system & heating throughout warehouse
- Two dock level and two level access loading doors
- Internal eaves of 7m to underside of portal frame
- 69 car parking spaces
- Secure gated loading and delivery yard

Description

Unit B Homefield Road comprises a detached distribution warehouse constructed in circa 2006 to a high specification. The unit provides modern warehouse accommodation with high quality ground & first floor office & welfare facilities.

The warehouse specification includes power floated floors, 7m eaves, two dock level and two level access doors with canopy loading, gas fired heating and a sprinkler system (currently decommissioned).

The offices are well specified including passenger lift, suspended ceilings with recessed lighting, wall mounted radiators, comfort cooling and raised access floors. A generous ground floor kitchen/canteen area is also provided.

Externally the unit benefits from a generous allocation of 69 car parking spaces together with a secure, fenced & gated loading yard.



Accommodation

The following approximate gross internal floor areas are provided:

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	2,752.24	29,626
	Offices & Welfare	306.23	3,296
First	Offices	306.23	3,296
Total		3,364.7	36,218

The unit sits on a site area of approximately 1.59 acres (0.646 hectares).

Rent

Rent on application.

Terms

Available on a new lease on terms to be agreed.

Business Rates

The Rating Value on the 2023 Rating List is £240,000.

VAT

The property is opted for Value Added Tax which is payable on the rent and any other outgoings.



EPC

B-50. A full copy of the report is available from the agents on request.

Services

Electricity, gas, mains water and sewerage are present; however, the services have not been tested.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. The Tenant will be required to provide an undertaking to pay abortive legal costs should they not proceed once solicitors are instructed.

Viewing & Further Information

For viewings and further information please contact the joint sole marketing agents, Hazells Chartered Surveyors on 01284 702626. Please contact:

Richard Pyatt MRICS

richard@hazells.co.uk

Francis Britton

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