



# UNITS 1-5, MEADOW BUSINESS PARK



**TO LET**

**PIPERELL WAY,  
HAVERHILL  
CB9 8QX**

**New development of five High Quality Industrial,  
Warehouse or Trade Counter Units**

From 1,391 sq ft (129 sq m) to 3,816 sq ft (354.5 sq m)



## Summary



Terraced units ranging from 1,391 to 3,816 Sq Ft



Units 1&2 available as a whole or separately



Internal eaves height of 6m rising to 7m



Excellent on site car parking



Well established employment estate location



Strong Road connections and transport links



EPC A-25



Available Immediately



**Overview**





## Location

Haverhill is a well established commercial hub, located 17 miles south east of Cambridge, close to the Suffolk, Essex, and Cambridgeshire borders.

The town benefits from strong road connections, with the A1307 linking to the A11 and the wider motorway network, and the A143 providing direct access to Bury St Edmunds. London Stansted Airport lies approximately 20 miles south west of the estate.

Meadow Business Park occupies a prominent position at the junction of Piperell Way and Moon Hall Lane. The site offers strong visibility and convenient access.



# Description

Meadow Business Park comprises a new development of five brand new industrial/trade counter units, ready for occupation, available individually or in combination. Each unit features 6m eaves, a large electric roller shutter door, 3-phase power, power floated concrete floors, LED warehouse lighting, and windows at ground and first floor which can accommodate a tenant fitted mezzanine.

Internally the property is fit out to a shell and core specification, allowing interested parties to fit to their needs. Externally there is dedicated parking, and loading space. Each property benefits from an electric car charging bay.

The units have planning consne for B2 and B8 uses. Class E uses will be considered subject to planning.

# Accommodation

| Unit                   | Availability       | Floor        | SQ FT        | SQ M          |
|------------------------|--------------------|--------------|--------------|---------------|
| 1                      | Available          | Ground       | 1,908        | 177.26        |
| 2                      | Available          | Ground       | 1,908        | 177.26        |
| 3                      | Available          | Ground       | 1,391        | 129.23        |
| 4                      | <b>Under offer</b> | Ground       | 1,391        | 129.23        |
| 5                      | <b>Let</b>         | Ground       | 1,391        | 129.23        |
|                        |                    | <b>TOTAL</b> | <b>7,989</b> | <b>753.68</b> |
| <b>Total Available</b> |                    |              | 5,207        | 483.74        |



# Specification

The following specification is provided:

- Power floated concrete floors
- LED spotlights
- 3 Phase power
- Electric roller shutter doors
- Electric car charging point
- Excellent on-site car parking



## Summary

### Tenure & Terms

Leasehold on a new FR&I lease, term to be agreed.

### Rent & Price

Unit 1, £23,000 per annum.  
Unit 2, £23,000 per annum.  
Unit 3, £17,500 per annum.

### VAT

VAT is payable on the rent at the prevailing rate

### Estates Charge

An estate charge is payable for the upkeep and maintenance of the communal areas. Further details are available upon request.

### Business Rates

Units to be assessed.

### EPC

EPC rating of A(25), valid until the 13<sup>th</sup> of October 2035.

### Anti Money Laundering

The proposed tenant / buyer will be required to provide proof of identity and address to the agents prior to instructing solicitors. Proof of funding will also be required.

### Legal Costs

Each party to bear their own costs however the Tenant will be required to make an undertaking for abortive costs.

### Disclaimer

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## Viewing & information

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