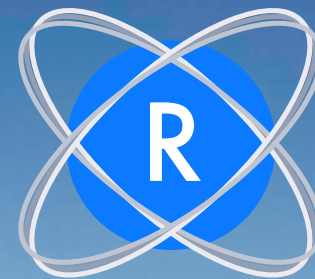


TO LET

51,662 sq ft



INDUSTRIAL / WAREHOUSE / MANUFACTURING UNIT

THE RIDGE

UNIT 2 / HAVERHILL BUSINESS PARK / HAVERHILL / SUFFOLK / CB9 7FD



LOCATION

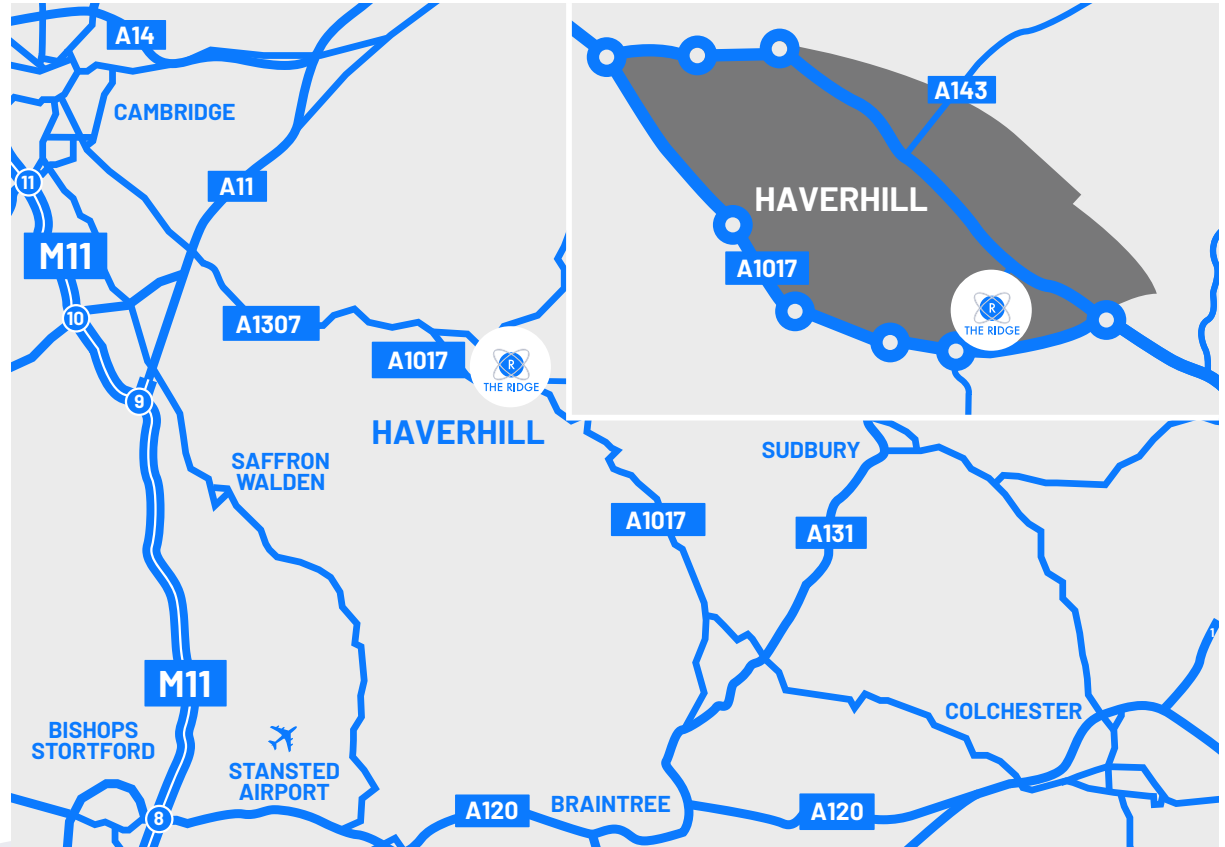
Haverhill Business Park is prominently located on the A1017 Haverhill Bypass, 19 miles south-east of Cambridge and 18 miles north-east of London Stansted Airport.

Haverhill is a long established commercial location which already includes occupiers such as Culina Logistics, TAIT, THULE, Katkin, Movianto, MKM Building Supplies, Buildbase, Travis Perkins, and Screwfix.

DRIVING DISTANCES

MILES

A11	12
M11 J10	15
Stansted Airport	18
Cambridge	19
Bury St. Edmunds	20
M11/M25	45



SAV NAV
CB9 7FD

VIEW IN 
GOOGLE MAPS

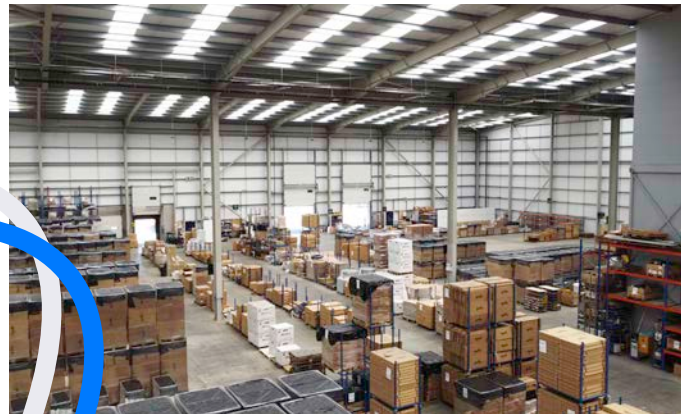
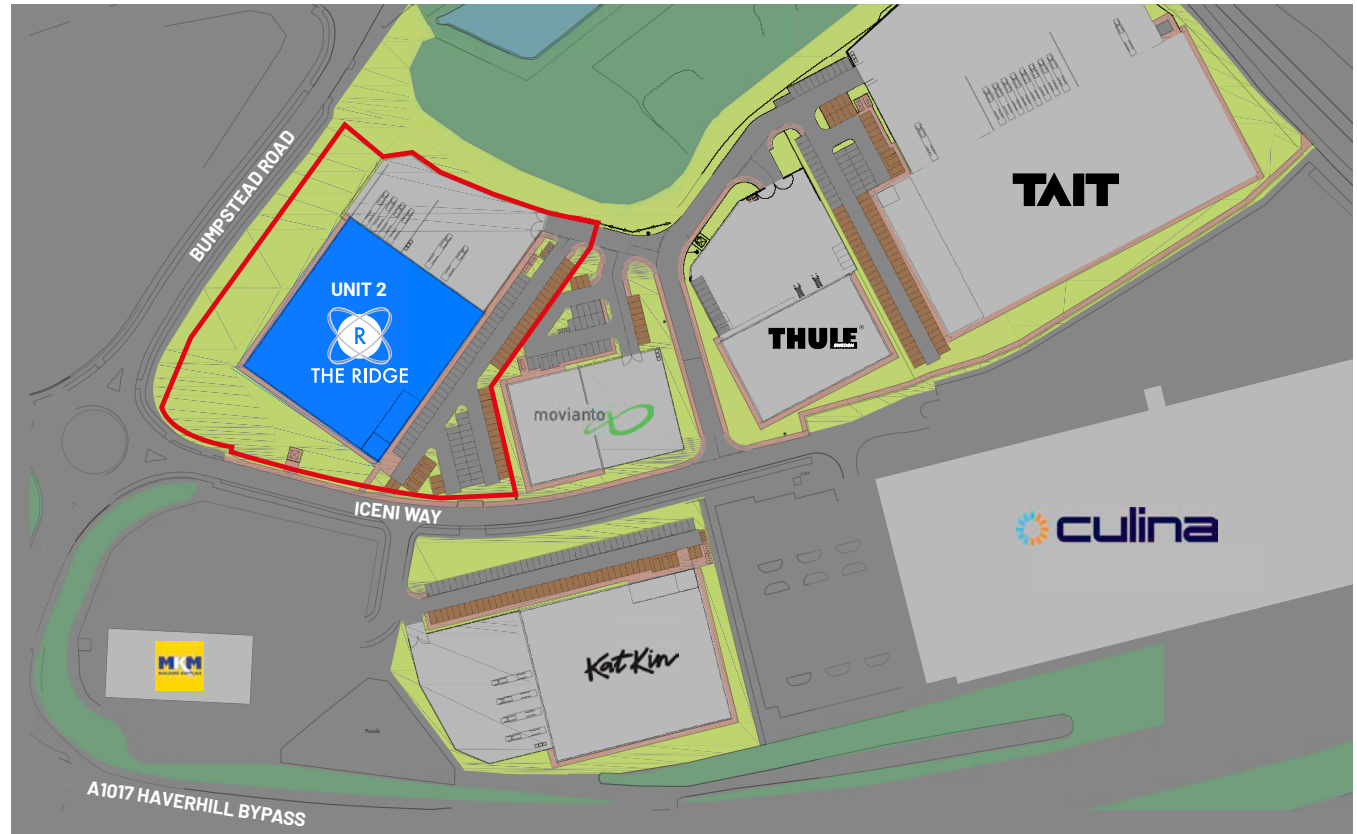
ACCOMMODATION

Constructed in 2020, the property offers a best-in-class, modern industrial/warehouse unit built to a high specification.

Nearby amenities include a Travelodge Hotel, a Harvester Public House, and a McDonald's to support workforce logistics.

	SQ FT	SQ M
WAREHOUSE	49,003	4,552.5
OFFICES	2,659	247.0
TOTAL	51,662	4,799.5

The property's floor areas have been measured on a Gross Internal Area (GIA) basis.



SPECIFICATION

The unit is built to a high specification and incorporates the following:



DETACHED, SELF-CONTAINED



12M EAVES HEIGHT



2 LEVEL ACCESS LOADING DOORS



4 DOCK LEVEL LOADING DOORS



LED LIGHTING



100 CAR PARKING SPACES



SECURE YARD WITH 40M DEPTH



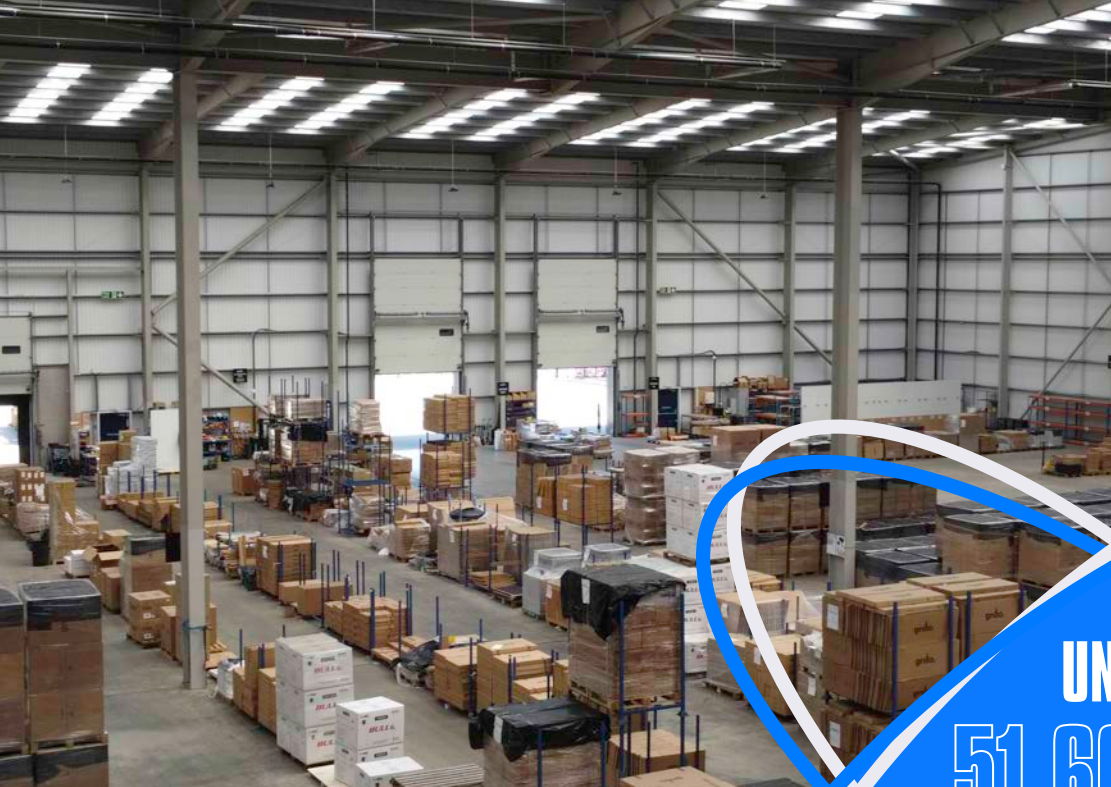
GRADE A FIRST FLOOR OFFICES



CYCLE SPACES

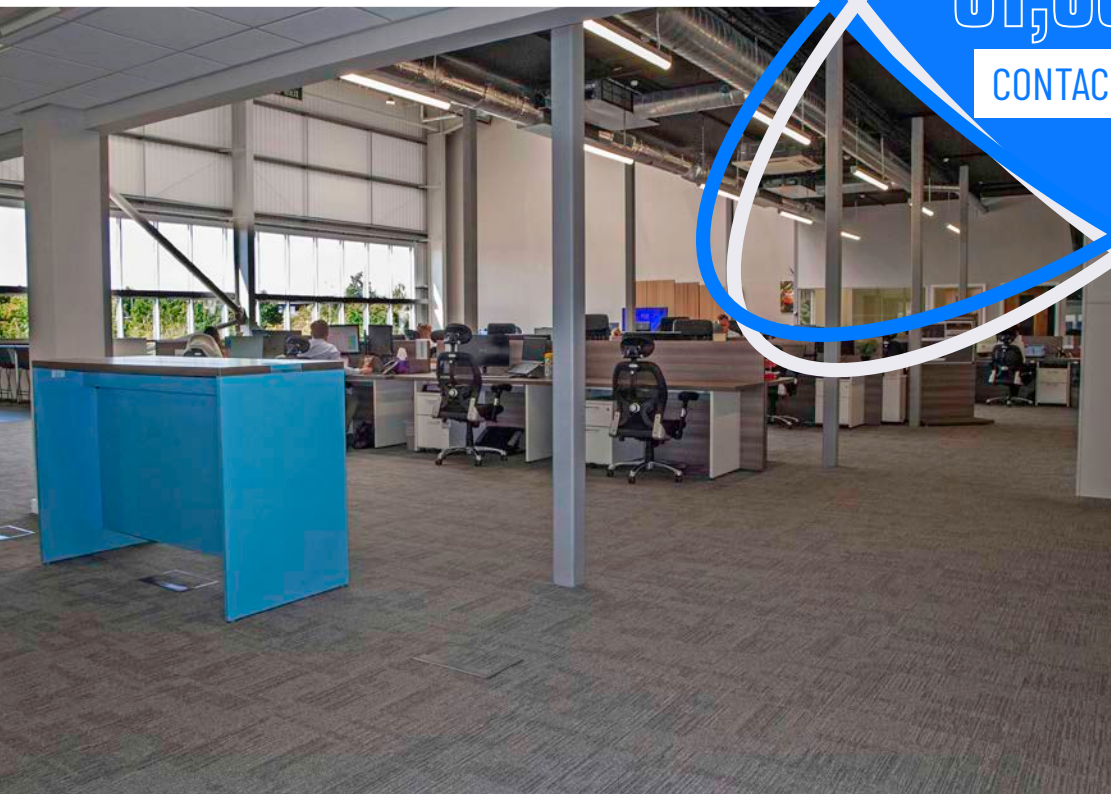


50 KN/M² FLOOR LOADING



UNIT 2
51,662 sq ft

CONTACT AGENTS





TENURE

The property is available on a new FRI lease on terms to be agreed. Quoting rent available on application.



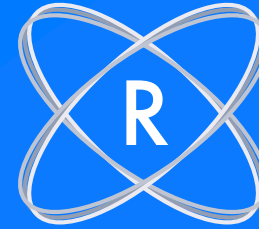
EPC

The EPC rating is B. Certificate available upon request.



BUSINESS RATES

The Rateable Value for the property is £495,000. For business rates information, applicants should enquire directly with West Suffolk Council.



THE RIDGE

UNIT 2 / HAVERHILL BUSINESS PARK / HAVERHILL / SUFFOLK / CB9 7FD

CBRE Investment
Management

FOR FURTHER INFORMATION CONTACT THE AGENTS



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