



FALCONER ROAD



FOR SALE

**HAVERHILL
SUFFOLK
CB9 7XU**

**Detached industrial /warehouse on self
contained site of 1.97 acres (0.79 ha)**

30,069 sq ft (2,793.49 sq m)



Summary



GIA 30,070 sq ft
(2,794 sq m)



Internal eaves
height of 5.16m



Up to 450 kVA



On site parking
for 34 cars



Ground & first
floor offices



Excellent
access to
Cambridge,
& M11



Site area of 1.97
acres



EPC C-61



Overview





Location

The property is prominently positioned at the junction of Falconer Road and Sturmer Road, one mile southeast of Haverhill town centre and with excellent access to the A1017 & A1307 providing direct links to Cambridge, the A11 & M11.

Drive distances from Falconer Road are as follows

- Braintree 18 miles south
- Cambridge 19 miles west
- Bury St Edmunds 21 miles north
- London 67 miles south east



M11
14 miles



Port of Felixstowe 50 miles
London Gateway 54 miles

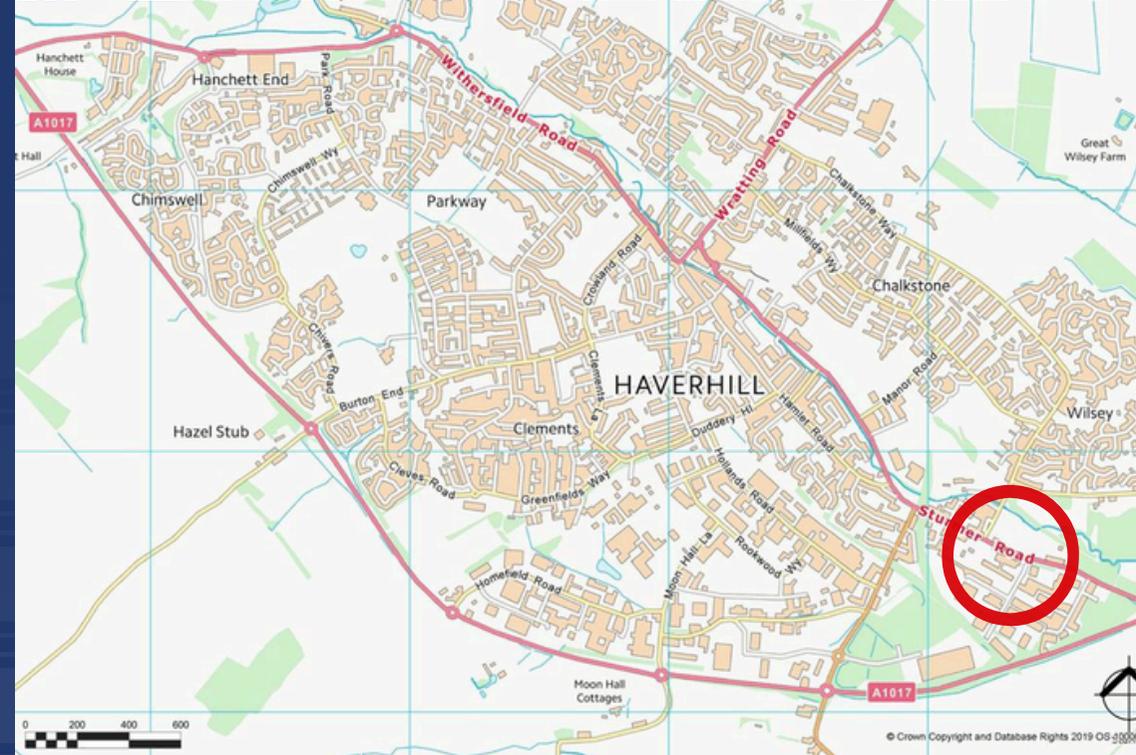


Stansted
20 miles

(Source Google Maps)

Haverhill is the fastest growing town in Suffolk with a current population of 27,000 (Census 2021).

Major occupiers in the town include Culina Logistics, TAIT, Sanofi, Ardex, Petrow Food Group and Sigma Aldrich.



Description

The property comprises a modern detached factory/warehouse building with two storey offices and set on a generous site of 1.97 acres.

The main unit is of steel portal frame construction under a pitched roof with steel profile clad elevations & roof. The internal eaves is 5.1m to the haunch, two level access electric roller shutter doors are provided. The factory specification includes gas space heating, LED lighting, air handling system and up to 450kVA power supply. A small mezzanine store is also provided.

The offices are of steel framed construction set under a flat roof with brick elevations and double glazed windows. The accommodation comprises entrance lobby, meeting rooms, kitchen, WCs and open plan office areas to ground and first floor. The specification includes suspended ceilings with recessed lighting, gas fired wall mounted radiators, comfort cooling and perimeter trunking.

34 car parking spaces are provided to the fore of the offices. The yard runs to the length of the southern elevation of the building with an undeveloped area at the western end which could be capable of further development (stp).

Accommodation

The following gross internal floor areas are provided:

Floor	Description	Sq Ft	Sq M
Ground	Warehouse	22,661	2,105.24
	Offices & welfare	4,187	388.98
First	Offices	3,221	299.27
Total		30,069	2,793.49

Mezzanine storage provides a further 1,768 sq ft (164.21 sq m). The site area is 1.97 acres (0.798 ha)





Summary

Tenure

Freehold with vacant possession.

Price

£3.1 million exclusive.

VAT

VAT is payable on the purchase price.

EPC

C-61. Full copy EPC available from the agents.

Agent Note

A temporary leased warehouse is provided at the rear of the site. The warehouse can be removed or the lease can be assigned by separate agreement.

Services

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

Business Rates

2023 Rateable Value £140,000.

From April 2026 the Rateable Value will be £72,000

Anti Money Laundering

The proposed buyer will be required to provide proof of identity and address to the agents prior to instructing solicitors.

Legal Costs

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

Disclaimer

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Viewing & information

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