



TO LET – LIGHT INDUSTRIAL UNIT / WAREHOUSE

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

1,226.65 sq m (13,204 sq ft)

- Office and reception at ground and first floor levels
- Located within 1/4 mile of Haverhill bypass (A1017)
- Good loading access with ample yard area
- 18 car parking spaces
- Available on new direct lease

Location

Haverhill is a rapidly expanding market town situated around 17 miles south east of Cambridge. The town has a population of approximately 26,860, 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 ¼ mile from the Haverhill Bypass (A1017).

Description

The property comprises an end of terrace light industrial/warehouse unit of steel portal frame construction with part brick/part profile sheet clad elevations and roof.

The unit benefits from the following:

- Large concrete surfaced yard area to the front
- Roller shutter loading door with height of 4.8m
- Minimum eaves height of approximately 6.25m
- Office block at ground and first floor levels with reception area
- Good staff facilities including kitchen & W.Cs
- Mains services including 3 phase power

NB - The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

Accommodation

The property has the following approximate gross internal areas:

Ground Floor:	1089.1 sq m	11,723 sq ft
First Floor:	137.63 sq m	1,481.45 sq ft
Total:	1,226.65 sq m	13,204 sq ft

Planning

The property is suitable for uses falling under Classes B1(c), B2 (light and general industrial) and B8 (storage & distribution), subject to obtaining any necessary planning consents.

Interested parties are advised to make their own enquiries to West Suffolk Council Planning Department on 01284 763233.

Uniform Business Rates

The property is currently entered into the VOA Rating List 2023 under a joint assessment with a rateable value of £64,500.

Therefore, we anticipate the approximate business rates payable for the current year (2025) will be £35,217 (calculated at the standard multiplier rate and ignoring the effects of any phasing or relief).

Interested parties are advised to make their own enquiries of West Suffolk Council on (01284) 763233.

Service Charge

A service charge will be levied in respect of a contribution towards the upkeep and maintenance of common areas of the estate and the buildings insurance. Further details are available from the agents.

EPC

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

Terms

The property is available on a new full repairing and insuring lease. **Rent on application.**

Please note that VAT will be payable on top of the rent.

Legal Costs

Each party will bear its own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport or Alexander Smith

Tel: 01223 271 974
01223 271 970

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alexander.smith@cheffins.co.uk



