



CHEFFINS

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

Industrial/Logistics To Let | £100,000 per annum | 13,204 sq ft

Good quality, versatile warehouse/light industrial unit. Adjacent to the Haverhill bypass. All mains serviced connected.

Quiet estate.



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Description

End terrace warehouse/light industrial building of steel frame construction with part brick, part metal profile sheet cladding. The specification includes;

- Eaves height 6.25m
- Roller shutter loading door with height of 4.8m
- Large office block within the warehouse
- Separate office and warehouse WCs, with the latter having a shower
- All mains services available
- Concreted forecourt and parking area
- 18 parking spaces

Location

Haverhill is a rapidly expanding market town situated around 17 miles south east of Cambridge. The town has a population of approximately 27,000 people, 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 1/4 mile from the Haverhill bypass.

Summary

- Rent: £100,000 per annum
- Business rates: £2.51 per sq ft
- VAT: Applicable
- Estate charge: £3,000 per annum
Current estimated charge. Covers upkeep of shared external areas.
- EPC: C (69)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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Accommodation

Floor/Unit	sq ft	sq m
Ground	11,723	1,089.10
1st	1,481	137.59
Total	13,204	1,226.69

Viewings

Strictly through the sole agent, Cheffins.

Planning

Suitable for uses under Classes E(g)(i) Business, B2 General Industrial, and B8 Storage & Distribution. Interested parties are advised to get in touch with West Suffolk Council Planning Department regarding their proposed use.

Business Rates

www.cheffins.co.uk/commercial-property.html



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