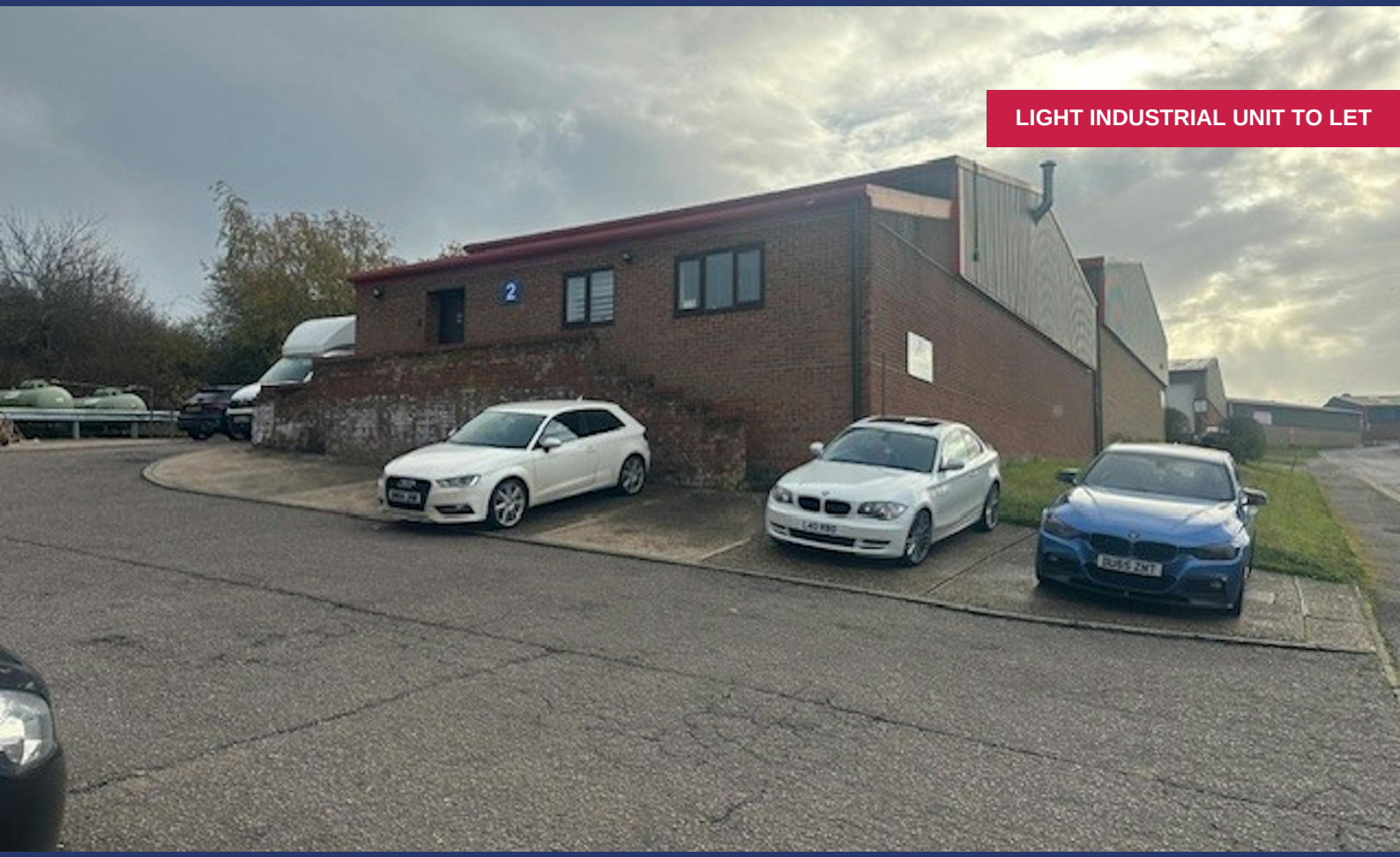
Hazells

To Let



2 Boundary Road

Sturmer, Haverhill, CB9 7YH

Light Industrial/Warehouse Unit To Let

2,938 sq ft

(272.95 sq m)

- Warehouse/workshop and offices
- Secure private industrial estate with security gate
- EPC Rating of A
- Photovoltaic roof panels providing renewable and cheaper electricity
- Available from February 2027

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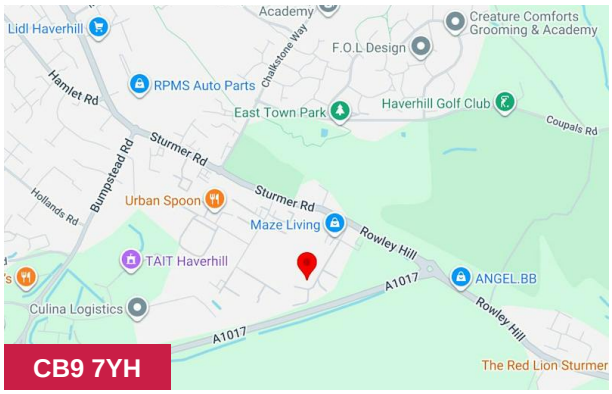
Summary

Available Size	2,938 sq ft
Rent	£23,500 per annum
Rateable Value	£17,750 Based on 2026 valuation
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant is to provide an undertaking for abortive costs.
Estate Charge	£327.12 per annum For the year 2026-27
EPC Rating	A (25)







Description

Haverhill is an industrial market town centrally located on the borders of Suffolk, Essex and Cambridgeshire. It is approximately 12 miles from the A11/M11 trunk road, 21 miles from Cambridge, 23 miles from Stansted Airport, 45 miles from the M25, 60 miles from Felixstowe and 63 miles from Greater London.

The close proximity to Cambridge provides key economic benefits with direct access via the A1307. In addition, the A11/M11 trunk road enables easy access to Stansted Airport and London.

Location

The premises comprise a warehouse with integral office and toilet facilities. The warehouse is of steel portal frame construction with brick and block infill walls with insulated plastic-coated steel profile cladding above and to roof.

The front office is of brick construction, with UPVC framed double glazed windows under a mono pitched roof.

The factory benefits from three phase electricity and suspended LED lights. There is a roller shutter door to the front with concrete pad forecourt.

The Estate benefits from a fully automated entrance gate which provides additional security to units at night and other non-active periods

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,938	272.95	Available
Total	**2,938**	**272.95**	

Terms

The property is available on a new lease on terms to be agreed.

VAT

VAT will be payable on the rent and any other outgoings.

Viewing & Further Information



Francis Britton
01284 702626
francis@hazells.co.uk

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