



6-7 Boundary Road

Sturmer, Haverhill, CB9 7YH

Industrial Unit To Let

10,383 sq ft
(964.61 sq m)

- Recently Refurbished
- Available Immediately
- Established Industrial Location
- Providing a Gross internal Area of 10383 Sq Ft

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Summary

Available Size	10,383 sq ft
Rent	£70,000 per annum
Rates Payable	£27,120 per annum based on 2026 valuation
Rateable Value	£56,500
Service Charge	£1,093.72 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The property comprises an industrial unit of steel portal frame construction beneath an insulated steel profile clad roof, with translucent panel inserts. The warehouse area is open plan with painted concrete floors. There are two full height roller shutter doors to the front, with a further half height roller door. There are two office cores and WC's to the front of the buildings. The building benefits from three phase electricity and LED lighting.

Externally there is a concrete pad forecourt which provides ample room for loading and parking.

Location

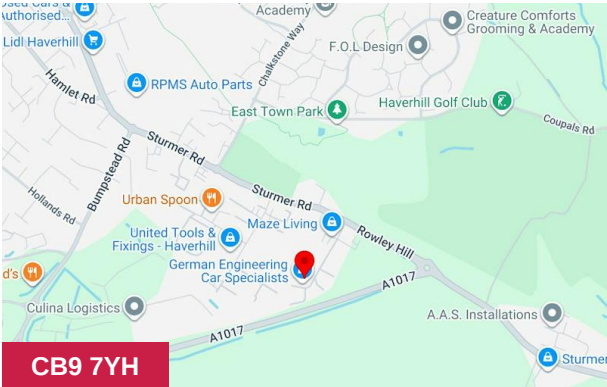
Haverhill is a busy industrial market town centrally positioned on the borders of Suffolk, Essex and Cambridgeshire. It is approximately 12 miles from the A11/M11 trunk road, 21 miles from Cambridge, 23 miles from Stansted Airport, 60 miles from Felixstowe and 63 miles from Greater London.

The estate is situated to the south east of the town centre and adjacent to the main road network and town's southern relief road forming part of the A1017.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,383	964.61	Available
Total	10,383	964.61	



Viewing & Further Information



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