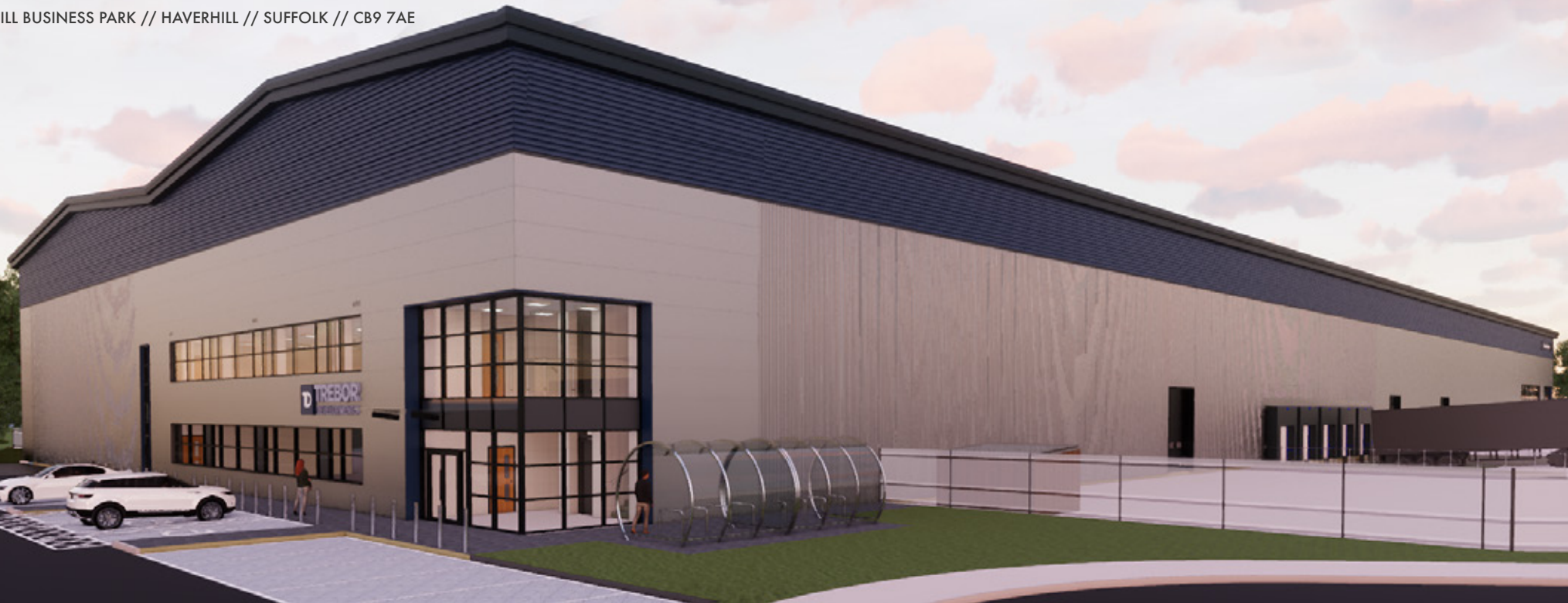


THE RIDGE

HAVERHILL BUSINESS PARK // HAVERHILL // SUFFOLK // CB9 7AE



in FOLLOW TREBOR



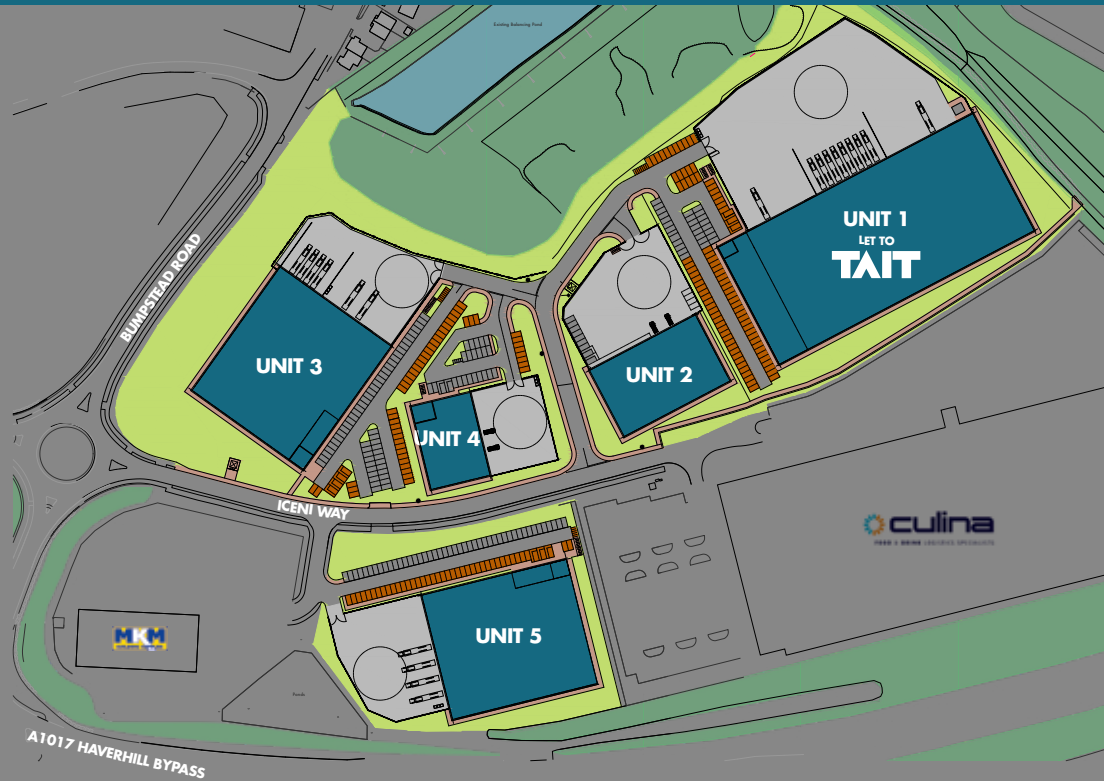
TO LET

**NEW SPECULATIVE
INDUSTRIAL UNITS**

**UNITS FROM
12,195 - 64,734 SQ FT**

**AVAILABLE
Q2, 2020**

TO LET - INDUSTRIAL / WAREHOUSE / MANUFACTURING UNITS



LOCATION

Haverhill Business Park is prominently located on the A1017 Haverhill Bypass, 19 miles south-east of Cambridge and 18 miles north-east of London Stansted Airport.

Existing occupiers at Haverhill Business Park include; MKM Building Supplies, Culina Logistics, Buildbase, Petrow Food Group, Terence Barker Tanks, Stagecoach, HID, Travelodge Hotel and Harvester Public House.

Haverhill has a long established commercial base which already includes occupiers such as Sanofi, Ardex, Sigma Aldrich, Travis Perkins and Screwfix.



ACCOMMODATION - SQ FT (GIA)

UNIT	WAREHOUSE	OFFICES	TOTAL
Unit 1	LET TO - TAIT Technologies Ltd		
Unit 2	20,624 sq.ft.		20,624 sq.ft.
Unit 3	48,179 sq ft	3,142 sq ft	51,321 sq ft
Unit 4	11,345 sq ft	861 sq ft	12,195 sq ft
Unit 5	44,520 sq ft	2,948 sq ft	47,468 sq ft

DRIVE TIMES

A11	12 miles
M11 J10	15 miles
Stansted Airport	18 miles
Cambridge	19 miles
Bury St. Edmonds	20 miles
M11/M25	45 miles

Source: Google Maps

SPECIFICATION

The units will be built to a high specification incorporating the following:

- 8 to 12 m internal
- Dock level loading doors
- Ground level loading doors
- Secure yard with 35-50m depth
- Power supply up to 1.6 MVA
- Fully fitted first floor offices
- Easy access to the M1 motorway
- 50 kN/m² floor loading

PLANNING

Industrial and warehouse uses (B1(c), B2 & B8 of the Town and Country Planning Order).

TENURE

The buildings are available by way of a new lease on terms to be agreed.

FURTHER INFORMATION

Please contact the retained agents:



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