



TO LET

Units 16 – 18
Hollands Road
Haverhill
CB9 8PP

464.04 Sq m (4,995 Sq ft)

- Newly refurbished industrial/business unit
- Well presented offices and WCs
- Situated within Haverhill's main trading estate
- Secure yard and loading
- New roof with PV panels
- EPC Grade A

Location

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 and 23 miles from Stansted Airport. The close proximity to Cambridge provides key economic benefits with direct access via the A1307.

The property is situated on Haverhill's main industrial estate, and is surrounded by a range of trade, manufacturing, and pharmaceutical sector companies.

Description

The property provides two interconnected industrial units of steel frame construction, with insulated steel cladding and roof. The property has recently been refurbished.

The specification includes;

- An open plan warehouse
- ancillary office, kitchen and WCs
- PV panels have been installed on the roof
- Main power supply is a 3-phase grid connection
- Gas supply connected
- New LED lights
- Roller shutter doors in both units
- Secure yard providing external storage space
- Separate car park providing 8 spaces

The internal heights are as follows;

Unit 16: eaves height 4m and ridge height 5.4m

Unit 18: eaves height 4m and ridge height 6m

Accommodation

The property comprises a total gross internal area (GIA) of 464.03 sq m (4,995 sq ft).

Planning

We expect that uses under E(g)(i) Light Industrial, B2 General Industrial, or B8 Storage and Distribution, will be permitted. Other uses may be acceptable, subject to planning.

Uniform Business Rates

The property has a rateable value of £27,000, as per the 2026 ratings list.

The rates payable for 2026/27 will be £11,664 per annum.

For further information, please get in touch with the Business Rates department at West Suffolk Council.

EPC

The property has an EPC rating of A (21).

This grade is a result of the property's recent refurbishments, which have improved the energy efficiency.

Terms

The property is available on a new full repairing and insuring lease at a rent of **£30,000 per annum** exclusive of VAT and other outgoings.

A service charge of 3% of the annual rent will be payable towards the cost of maintaining the common parts of the estate.

VAT is applicable to the rent and service charge.

Legal Costs

Each party to pay their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

Tel: 01223 271 970

Email: alexander.smith@cheffins.co.uk

