



Units 1-5, Meadow Business Park, Piperell Way, Haverhill
CB9 8QX

Eddisons

UNITS 1-5, MEADOW BUSINESS PARK

PIPERELL WAY, HAVERHILL, CB9 8QX



Agreement

To Let



Detail

Industrial/Trade Counter



Rent

From £17,500 pax



Size

129 to 642 sq m
(1,391 to 6,598 sq ft)



Location

Haverhill, CB9 8QX



Property ID

#1224715

For Viewing & All Other Enquiries Please Contact:



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JOE BERRY
Surveyor

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Property

Five brand new industrial/trade counter units recently completed and ready for occupation.

Arranged in a terrace, and available individually or combined, the units benefit from full insulation, 3-phase power supply, 6m eaves height, roller shutter access, concrete floors, roof lights and windows at ground and first floors.

Externally is dedicated parking, loading and circulation space.

Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m ²	ft ²
Unit 1	177	1,908
Unit 2	177	1,908
Unit 3	129	1,391
Unit 4	129	1,391
Unit 5		LET

The units are available individually or combined.

Energy Performance Certificate

To be assessed.

Services

Mains supplies of water, electricity and drainage will be connected to the development.

Town & Country Planning

We understand that the property has consent for uses falling under Class B2 (General Industrial) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

To be assessed.

Service Charge

There will be a service charge towards the maintenance and upkeep of the common areas. Further details available on request.

Tenure

The units are available **To Let** individually or combined by way of new Full Repairing and Insuring leases, for a term to be agreed.

Rent

Unit 1 - £23,000 per annum exclusive

Unit 2 - £23,000 per annum exclusive

Unit 3 - £17,500 per annum exclusive

Unit 4 - £17,500 per annum exclusive

Unit 5 - LET

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

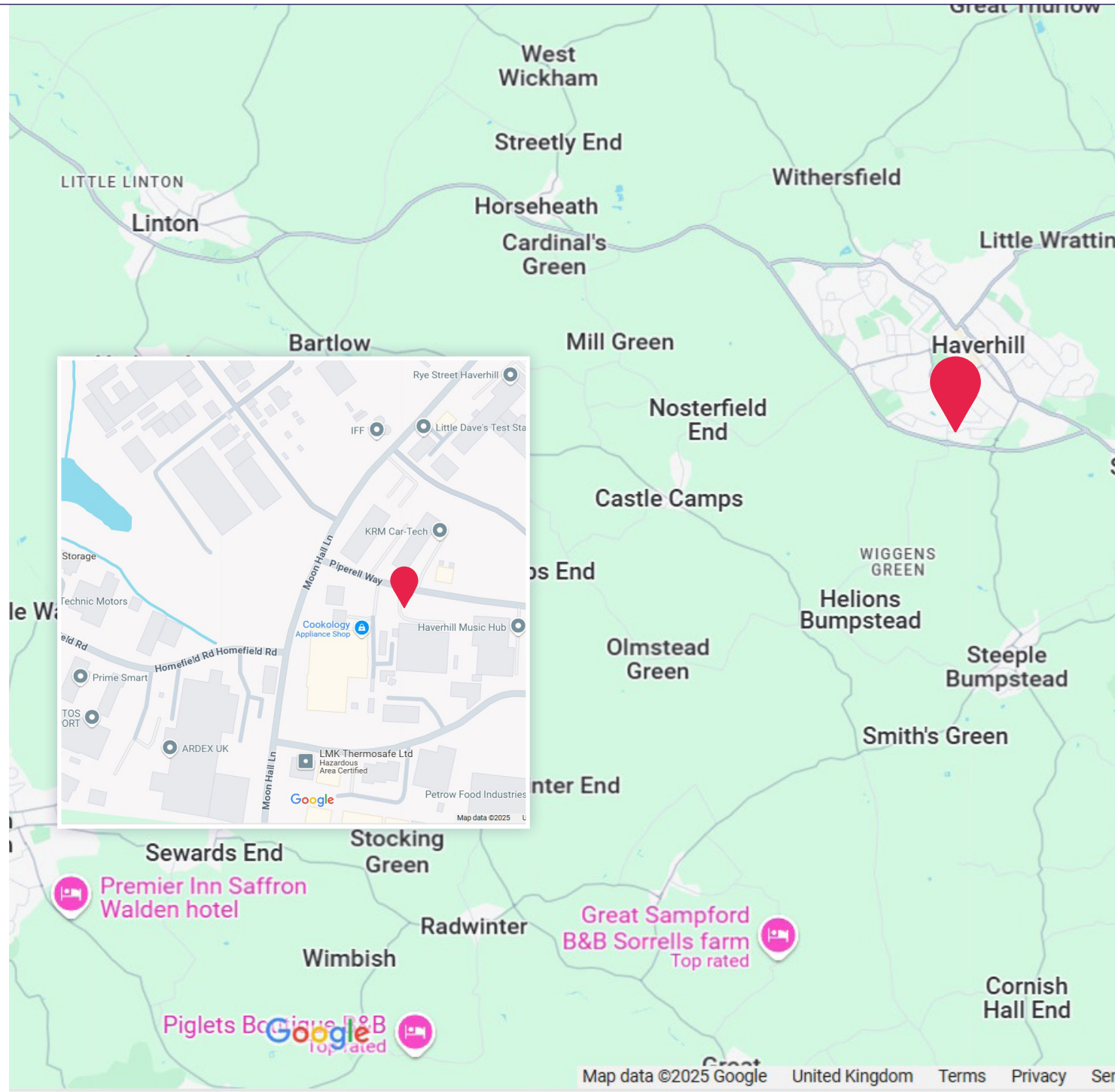
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

Haverhill is a fast expanding market town with a strong industrial and business sector, located around 17 miles south east of Cambridge. Close to the Suffolk, Essex, Cambs borders, the town enjoys good road links via the A1307 to the A11 and to the motorway network beyond. London Stansted Airport is only 20 miles distant. Haverhill has a population of around 27,000 and is undergoing considerable expansion.

Meadow Business Park is prominently located on the corner of Piperell Way and Moon Hall Lane, just off the A1017 Haverhill bypass.





Google



















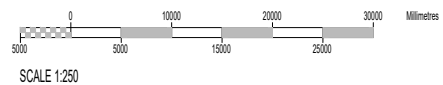
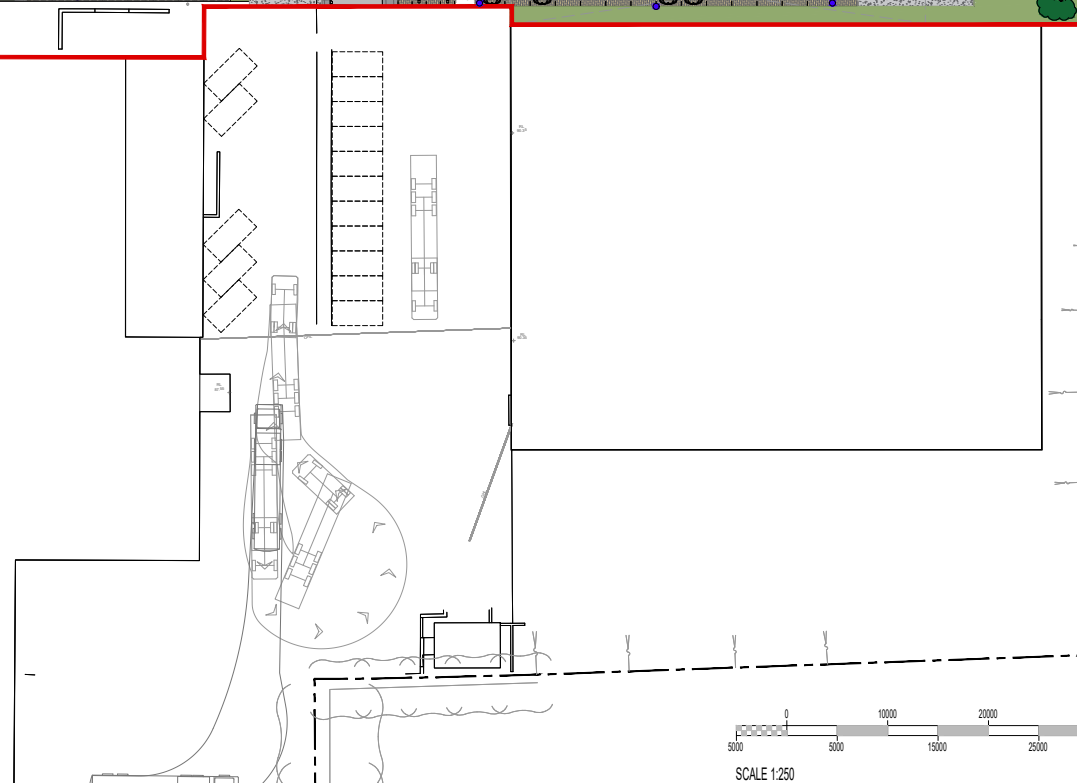


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Proposed Site Plan - 1:250

LEGEND

-  CONCRETE SERVICE YARD
-  PAVED AREA PROVIDING LEVEL THRESHOLD TO ENTRANCE DOORS AND ACCESS DOORS.
-  MARSHALL'S PAVERS BLOCK PAVING
COLOUR: BUFF WITH CHARCOAL MARKINGS
-  GRAVEL
-  GEODELL FOOTPATH PROVIDING A FIRM LEVEL SURFACE
-  LANDSCAPING ZONE
-  TARMAC PATHS
-  EXISTING SUBSTATION RETAINED
-  EV ● ELECTRIC CHARGE POINT
-  ● DENOTES CABLE ROUTE PROVISION FOR REMAINING PARKING SPACES (DUCT ONLY)
-   DISABLED PARKING BAY
-   CYCLE RACKS
-   RETAINING WALL STRUCTURE TO ENGINEERS DETAILS.



CO1	Construction Issue	20.11.24
revision	note	date
client		
Barnack Estates		
drawing title		
Units 01-05 Ground Floor Plan		
Piperell Way Haverhill		
drawing title		
Site External Works Plan		
drawing status		
Construction		
scale	date	
1:250 @ A1	Nov 2024	
project number	drawing number	revision
2573	AL0201	CO1