

AVAILABLE 2026

2 Hollands Road

## TO LET

2 Hollands Road  
Haverhill  
Suffolk  
CB9 8QP

1,408.80 sq m (15,164 sq ft)

- Most recently used as a civil engineering depot
- Site area 1.84 acres (0.74 hectares)
- Buildings provide workshop, warehousing, office, and ancillary areas
- To be refurbished
- Expected to be available Q1/Q2 2026

## Location

Haverhill is located around 15 miles south east of Cambridge, around 14 miles from M11 and ten miles from the A11. Stansted Airport is around 34 miles distant. Haverhill is firmly situated within the Cambridge sub area and has grown rapidly as a result, both in terms of resident population and commercial activity.

The current population is around 27,000 and is set to grow further with large allocations of housing, particularly to the north of the town.

The main commercial areas are located to the south of the town, between the central shopping area and the eastern bypass. There is a wide range of business types including manufacturing, warehousing and R&D companies, examples include EuroAPi (formerly Sanofi), Culina Logistics, Tait, IFF, AXA and Sigma Aldrich.

The subject property is situated on the popular Hollands Road Estate, with rapid access to the A1017 Haverhill Bypass.

## Description

The property comprises a former civil engineering depot, set on a substantial corner plot on the junction of Hollands Road and Bumpstead Road.

The buildings comprise workshop, warehousing, offices, and ancillary space. The external storage areas are mainly laid to concrete. There are two car parks on the site, both with separate entrances. There are three entrances to the site.

The site is rectangular shaped and secure. It comprises a total area of 1.84 acres (0.74 hectares).

## Refurbishment

The property is due to undergo a comprehensive refurbishment program. Please contact the agent for the specification of works and plans.

## Accommodation

The property will comprise the follow approximate gross internal floor areas:

Area	sq m	sq ft
Warehouse	987.43	10,634
Office Ground Floor (NIA)	210.06	2,262
Office First Floor (NIA)	211.31	2,276
<b>Total</b>	<b>1,408.80</b>	<b>15,172</b>

## Uniform Business Rates

The property has a current Rateable Value (2023 list) of £58,000.

The rates payable for 2024/25 will therefore be £31,668.

The property will likely need to be re-assessed for business rates once the refurbishment is complete.

## Planning

We understand the property has been used under use classes B2 General Industrial and B8 Storage. The property may be suitable for alternative uses (STP).

## VAT

We understand that the property is elected for VAT and therefore VAT will be applicable to the rent.

## EPC

The property will need to be re-assessed.

## Terms

The property will be offered to let by way of a new direct lease.

Rent on application.

## Legal Costs

Each party to bear their own legal costs incurred in this transactions.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

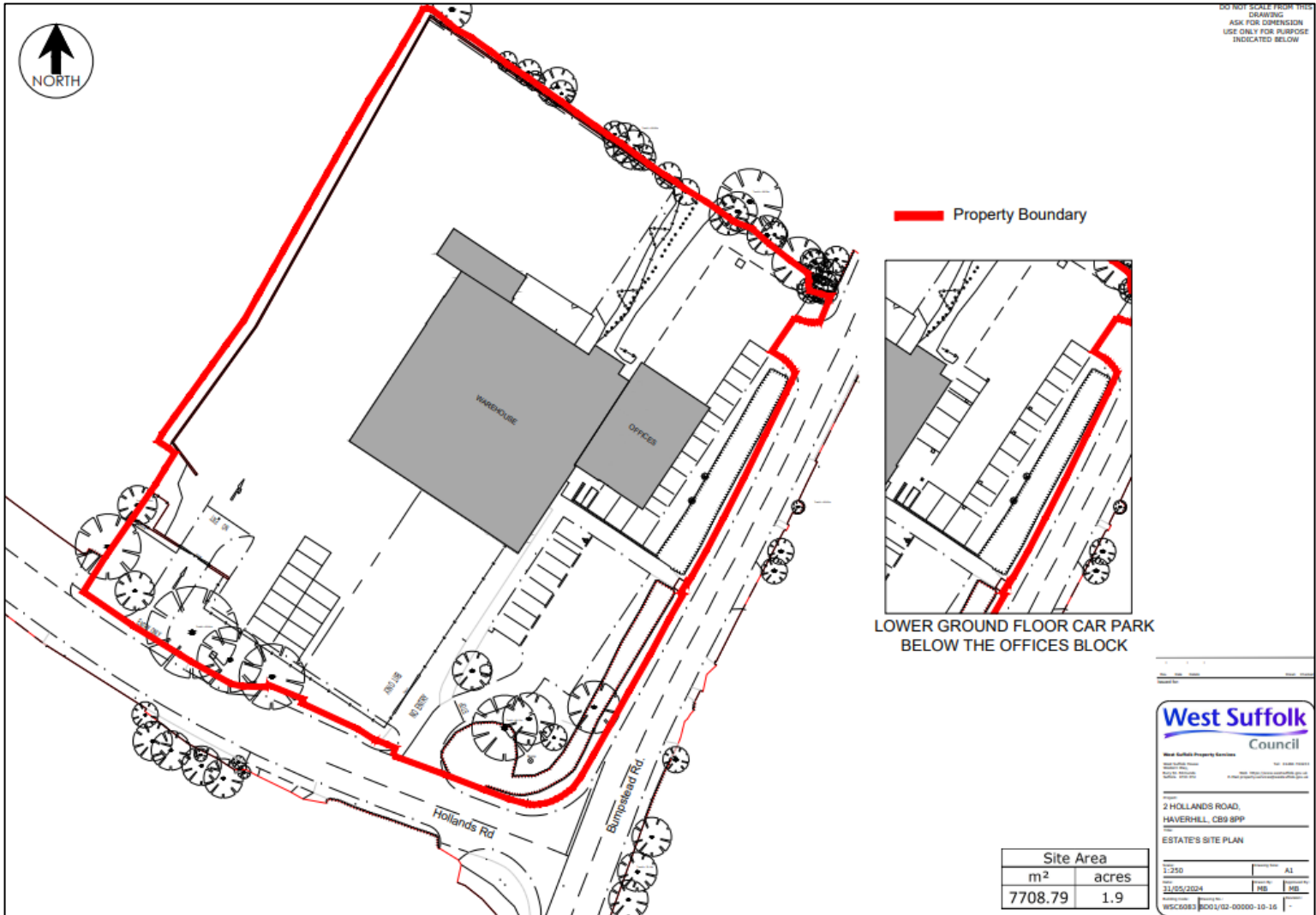
Alexander Smith

Tel: 01223 271 970

Email: [alexander.smith@cheffins.co.uk](mailto:alexander.smith@cheffins.co.uk)

# CHEFFINS





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