

THE RIDGE

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



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TO LET

**NEW SPECULATIVE
INDUSTRIAL UNITS**

**UNIT 2 - 22,120 SQ FT
UNIT 5 - 47,468 SQ FT**

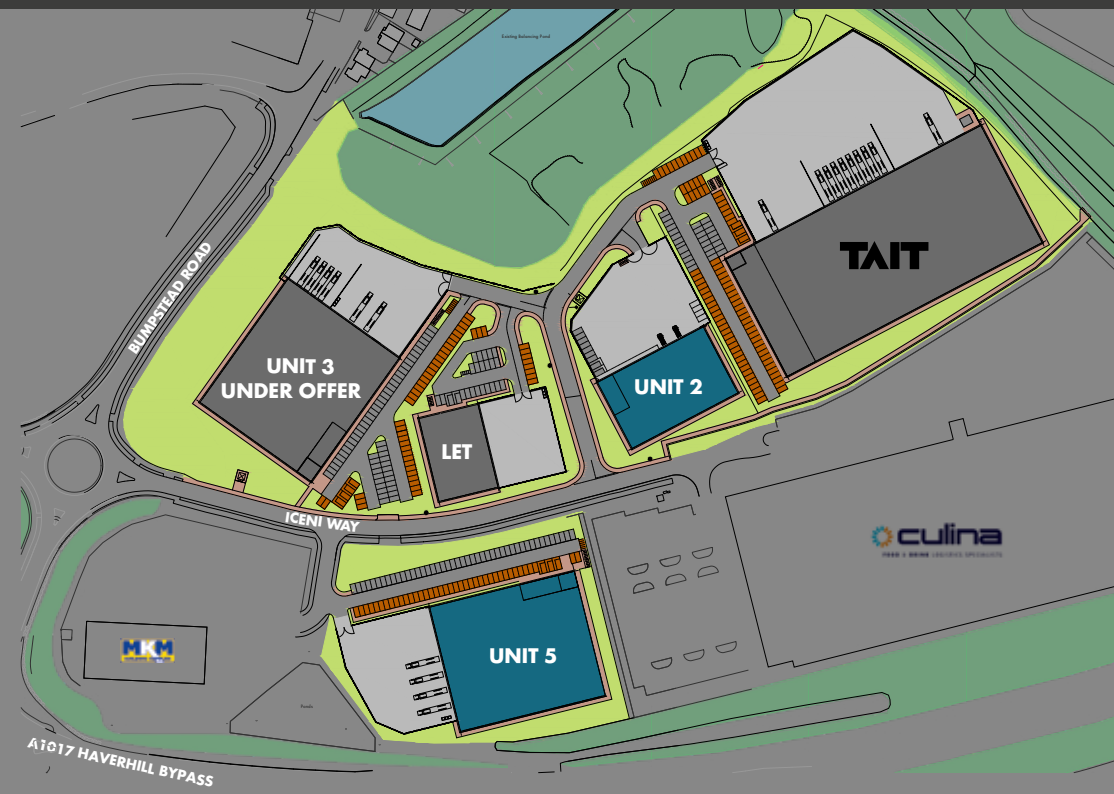
**AVAILABLE
JUNE 2022**

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.

Haverhill is a long established commercial location which already includes occupiers such as Culina Logistics, TAIT, Movianto, MKM Building Supplies, Buildbase, Travis Perkins, and Screwfix.



DRIVE TIMES

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

Source: Google Maps

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.



UNIT 2

SPECIFICATION

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

- 12m eaves height
- 215 kVA power supply
- 2 level access doors
- Grade A first floor offices
- 14 car parking spaces
- Cycle spaces
- Secure yard with 35m depth
- 50 kN/m² floor loading

UNIT	WAREHOUSE	OFFICES	TOTAL
Unit 2	20,096 sq ft	2,024 sq ft	22,120 sq ft

UNIT 5

SPECIFICATION

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

- 12m eaves height
- 275 kVA power supply
- 4 level access doors
- Grade A first floor offices
- 92 car parking spaces
- Cycle spaces
- Secure yard with 40m depth
- 50 kN/m² floor loading

UNIT	WAREHOUSE	OFFICES	TOTAL
Unit 5	44,520 sq ft	2,948 sq ft	47,468 sq ft





FURTHER INFORMATION

EPC

EPC certificates will be available on completion. The construction will aim for an A rating.

TIMESCALES

Units 2 and 5 are under construction and will be available for occupation from June 2022.

CONTACT

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