

ECONOMICAL & FLEXIBLE OFFICE ACCOMMODATION

VARIOUS BUSINESS UNITS

Approx 203 - 997 Sq Ft (18.86 – 92.62 Sq M)

Available – Tenancy at Will Agreements

- Highly economical terms
- Shared kitchen facilities on each floor
- On-site car parking
- Site security



CONTACT

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BUSINESS UNITS – TENANCY AT WILL AGREEMENTS

Approx 203 - 997 Sq Ft (18.86 – 92.62 Sq M)

Location

Cambridgeshire. Haverhill is 10 miles from the A11, 15 miles from Junction 9 of the M11, 18 miles from Cambridge and 61 miles from the port of Felixstowe.

Hollands Road is one of the principal industrial areas in Haverhill, just off the southern bypass.

Description

The offices form part of a two storey multi-occupied serviced office centre with the following office suites currently available:

Suite No.	Floor	Area (Sq Ft)	Rent – Per Month Exclusive
6	Ground Floor	997	£830
21	Ground Floor	360	£300
9F	First Floor	519	£300
13	First Floor	255	£215
14	First Floor	220	£185
15	First Floor	203	£170

Terms

The offices are immediately available on a Tenancy at Will basis.

Rent is inclusive of heating, water, electricity, cleaning of communal parts, buildings insurance and business rates. It is exclusive of telephone / internet or contents insurance or cleaning of individual units.

Service Charge

A service charge of £3.50 per sq ft is payable which includes heating, electricity, cleaning of communal parts and buildings insurance. It does not include telephone / internet, contents insurance or cleaning of individual units.

VAT

All rents, costs and prices and quoted net of VAT which is payable. Any incoming tenants must settle themselves independently as to the instance of VAT in respect of the building.

Energy Performance Certificate Non-Domestic Building



Wisdom Facilities Centre
The Saturn Centre, 42 Hollands Road
HAVERHILL
CB9 8SA

Certificate Reference Number:
0680-0830-9169-7622-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

133 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1040
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
40 If newly built
79 If typical of the existing stock

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